



Agenda
City Council Regular Meeting
Tuesday, March 4, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

- I. New Hires and Retirements
 - Lacey Paulsen, Human Resources Director

Public Hearing: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk for distribution.

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for Council consideration must be given to the City Clerk for distribution.

Consent Calendar: Items on the Consent Calendar have been distributed to the City Council in advance for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no discussion. Councilmembers may transfer individual items to Items of Business for deliberation before voting.

Minutes:

2. Approval of the February 18, 2025 City Council Regular Meeting Minutes and the February 25, 2025 City Council Workshop Meeting Minutes
 - Jennifer Rogers, City Clerk

Ordinances - First Reading:

None

Ordinances - Second Reading & Passage:

3. Ordinance No. 2025-04, Adopting the 2022 Comprehensive Plan Amendments into the Existing 2017 Comprehensive Plan
 - Mike Stevens, Planning Manager
4. Ordinance No. 2025-05, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan
 - Mike Stevens, Planning Manager

Resolutions - Adoption:

5. Resolution No. 2025-19, Authorizing an Amended and Restated Southeast Regional Internet Crimes Against Children (SERICAC) Task Force Interlocal Agreement
 - Damon Jansen, Police Commander
6. Resolution No. 2025-32, Authorizing 2025 Grant Applications to the Ben Franklin Transit for Bus Passes
 - Tom Huntington, Fire Chief
7. Resolution No. 2025-34, Authorizing Updated Land Use Development Regulations for Badger Mountain South and a Third Amendment to the BMS Master Agreement
 - Mike Stevens, Planning Manager

Items - Approval:

None

Expenditures - Approval:

None

Items of Business:

8. Resolution No. 2025-33, Authorizing a Consultant Agreement with Moore Iacofano Goltsman, Inc. for the Parks, Recreation and Open Space Comprehensive Plan
 - Joe Schiessl, Deputy City Manager
9. Fire & Emergency Services - Annual Report
 - Tom Huntington, Fire Chief

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Executive Session:

10. Executive Session Per RCW 42.30.110(1)(i): Discuss Current or Potential Litigation with Legal Counsel (45 minutes)
 - Heather Kintzley, City Attorney

Adjournment

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Tuesday, February 18, 2025

Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Regular Meeting - 6:00 p.m.

Mayor Richardson called the Council meeting to order at 6:00 p.m.

Welcome and Roll Call

Mayor Richardson welcomed those in the audience and expressed appreciation for their attendance.

Attendance: Mayor Richardson	Present
Mayor Pro Tem Kent	Absent
Councilmember Jones	Present
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Present

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO EXCUSE MAYOR PRO TEM KENT. MOTION CARRIED 6-0.

Also present were City Manager Amundson, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Chief of Police Pilcher, Energy Services Director Whitney, Finance Director Allen, Human Resources Director Paulsen, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, and City Clerk Rogers.

Pledge of Allegiance

Councilmember VanDyke led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER WHITTEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 6-0.

Presentations

None.

Public Hearing

City Clerk Rogers read the Public Hearing and Public Comments procedures.

1. Declaring Surplus and Authorizing Relinquishment of a Certain Portion of an Easement Lying within 2103 Putnam Street, Resolution No. 2025-30

Mayor Richardson opened and closed the public hearing at 6:04 p.m. No testimony was offered.

2. Declaring Surplus and Authorizing Relinquishment of an Easement Lying within the Vicinity of the Horn Rapids Rail Loop, Resolution No. 2025-31

Mayor Richardson opened and closed the public hearing at 6:05 p.m. No testimony as offered.

Public Comments

None.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

Minutes

3. Approval of the February 4, 2025 City Council Regular Meeting Minutes

Ordinances - First Reading

None.

Ordinances - Second Reading & Passage

4. Ordinance No. 2025-06, Vacating a Portion of Gay Road Right-of-Way

Resolutions - Adoption

5. Resolution No. 2025-23, Authorizing a Purchase and Sale Agreement with Cody Hall for Property located at 2605 Robertson Drive
6. Resolution No. 2025-24, Authorizing a Purchase and Sale Agreement with Rowe Holdings LLC for the Property located at 1531 Tapteal Drive
7. Resolution No. 2025-25, Authorizing Amendment No. 2 to the Consultant Agreement with Tripepi Smith and Associates, Inc.

8. Resolution No. 2025-26, Authorizing a Construction Agreement with the Washington State Department of Transportation for the South George Washington Way Intersection Improvements Project
9. Resolution No. 2025-27, Authorizing a Rural County Capital Funds Disbursement Agreement for the Duportail Street Improvements Project
10. Resolution No. 2025-28, Authorizing Award of Bid to Ellison Earthworks LLC for the 2024 Stevens Drive Reconstruction Project
11. Resolution No. 2025-29, Authorizing Award of Bid to Ellison Earthworks LLC for the South George Washington Way Intersection Improvement Project

Items - Approval

None.

Expenditures - Approval

12. Expenditures from January 1, 2025 to January 31, 2025 for \$45,641,215.97 including Travel Checks Nos. 20679-20693, Accounts Payable Check Nos. 331204-332059, Accounts Payable Wire Nos. 10405-10443, Payroll Wires & ACH Nos. 14464-14529, Payroll Direct Deposit & Check Nos. 233560-235278, and Pension Check Nos. 6926-6946.

MAYOR RICHARDSON PULLED RESOLUTION NO. 2025-06, VACATING A PORTION OF GAY ROAD RIGHT-OF-WAY (ITEM NO. 4.). ITEM NO. 4 WAS RELOCATED TO ITEM NO. 16 UNDER ITEMS OF BUSINESS.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER VANDYKE SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS AMENDED. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

Items of Business

13. Resolution No. 2025-30, Declaring Surplus and Authorizing Relinquishment of a Certain Portion of an Easement Lying within 2103 Putnam Street

Public Works Director D'Alessandro explained that property owners at 2103 Putnam Street requested the relinquishment of a portion of a utility easement encumbering their property. The water line previously occupying the area has been relocated to Putnam Street, so the entire width of the easement is no longer needed. However, a portion of the easement does need to be retained to support an existing electrical line crossing the property. Staff recommended relinquishment of the portion of the easement no longer

needed for municipal purposes as depicted in the exhibit accompanying Resolution No. 2025-30.

COUNCILMEMBER VANDYKE MOVED AND COUNCILMEMBER MAIER SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-30, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF A CERTAIN PORTION OF AN EASEMENT LYING WITHIN 2103 PUTNAM STREET. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

14. Resolution No. 2025-31, Declaring Surplus and Authorizing Relinquishment of an Easement Lying within the Vicinity of the Horn Rapids Rail Loop

Public Works Director D'Alessandro explained that the property encumbered by the utility easement originally belong to the City but has since been transferred to the Port of Benton. The easement was originally placed in anticipation of economic development in the area, but the City no longer has need for the utility easement. The Port of Benton has requested its relinquishment, and staff is supportive of this action.

COUNCILMEMBER MAIER MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 2025-31, DECLARING SURPLUS AND AUTHORIZING RELINQUISHMENT OF AN EASEMENT LYING WITHIN THE VICINITY OF THE HORN RAPIDS RAIL LOOP. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS JONES, LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: NONE. MOTION CARRIED 6-0.

15. Small Modular Reactor Power Option (Discussion Only)

With the aid of a PowerPoint Presentation, Energy Services Director Whitney provided an overview of potential opportunities related to Small Modular Reactors (SMRs) and the financial considerations for possible participation. He clarified that the City has not been formally asked to participate in an SMR project or any partnership with Amazon but may have future opportunities to do so.

Energy Services Director Whitney explained that public power utilities and investor-owned utilities would have the first right of refusal for a pro-rata cost share in Amazon's initial four (4) 80MW units. Participation in this phase would require a funding contribution of approximately \$2.5 million per megawatt based on 20% of a projected total cost of \$4B for 320MW. The United States Department of Energy's loan program is expected to loan 80% of the project's costs, with the balance to be funded by the various participating power purchasers.

A commitment decision would be required by May 1, 2026, and the projected commercial operation date for the four (4) SMR units is 2032. A second phase, involving up to eight (8) additional 80MW units, could follow, with operation anticipated after 2034.

As of third quarter 2024, the City's Energy Service Fund had 167 days of cash on hand. To maintain an investment-grade bond rating, the City needs to maintain at least 120 days of cash on hand in 2025. If \$5 million were allocated for potential SMR participation, it would reduce cash reserves by approximately 29 days but would still leave the City in a stable financial position.

Additionally, Energy Services Director Whitney provided an overview of the anticipated Bonneville Power Administration (BPA) wholesale rate increase, which could impact liquidity. He explained that BPA rates change every two to three years, whereas an SMR investment could provide price stability for up to sixty (60) years. Given the City's current energy needs and potential future demand growth, he suggested that early participation could provide long-term benefits.

Following the presentation, Council provided comments and engaged in a question-and-answer session with staff.

16. Ordinance No. 2025-06, Vacating a Portion of Gay Road Right-of-Way (**FORMERLY ITEM NO. 4 ON THE CONSENT CALENDAR**)

Mayor Richardson explained that she pulled this item to allow for additional discussions between staff and the property owner.

COUNCILMEMBER WHITTEN MOVED AND MAYOR RICHARDSON SECONDED THE MOTION TO TABLE ORDINANCE NO. 2025-06 TO ALLOW ADDITIONAL COMMUNICATION BETWEEN CITY STAFF AND THE PROPERTY OWNER. THOSE IN FAVOR: MAYOR RICHARDSON AND COUNCILMEMBERS LUKSON, MAIER, VANDYKE AND WHITTEN. THOSE OPPOSED: COUNCILMEMBER JONES. MOTION CARRIED 5-1.

Reports and Comments

City Manager

City Manager Amundson previewed the agenda for the September 25, 2025 City Council workshop.

City Council

Councilmember Lukson expressed enthusiasm about the City's discussions regarding future power sources and thanked Energy Services Director Whitney for his proactive approach in presenting the SMR topic.

Councilmember Maier provided an update from the recent Ben Franklin Transit meeting, highlighting ridership service metrics and upcoming changes. He noted that over 3.5 million rides were taken on the fixed-route network last year, setting a new record. Additionally, he reported on plans to establish a new express route designed to improve

travel efficiency between cities by reducing the number of stops.

Councilmember Whitten congratulated the Energy Services Department for securing the property located at 1531 Tapteal Drive for future electrical substation construction as outlined in Resolution No. 2025-24. Next, Councilmember Whitten encouraged any youth member interested in the arts to apply for the vacant position on the Arts Commission.

Councilmember Jones stated she would like to receive a status update on the proposed Tri-Cities Veterans Cemetery. She then thanked Energy Services Director Whitney for his efforts in planning for future cost reductions in power for residents and attracting businesses, then emphasized the importance of incorporating community input into the discussion.

Councilmember VanDyke thanked staff for bringing forward Resolution No. 2025-25, the second amendment to the contract with Tripepi Smith and Associates, Inc., related to the Downtown Connectivity Improvements Project Communications Strategy.

Mayor

Mayor Richardson thanked everyone for their engagement and commitment to the City.

Adjournment

Mayor Richardson adjourned the meeting at 6:40 p.m.

APPROVED:

ATTEST:

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



MINUTES

RICHLAND CITY COUNCIL WORKSHOP MEETING

Tuesday, February 25, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Mayor Richardson called the Council workshop to order at 6:00 p.m.

Attendance: Mayor Richardson	Present
Mayor Pro Tem Kent	Absent
Councilmember Jones	Present
Councilmember Lukson	Present
Councilmember Maier	Present
Councilmember VanDyke	Present
Councilmember Whitten	Present

Also present were City Manager Amundson, Assistant City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Chief of Police Pilcher, Energy Services Director Whitney, Parks & Public Facilities Director Waite, Public Works Director D'Alessandro, and City Clerk Rogers.

Agenda Items

1. Website Redesign Update

Communications & Marketing Manager Alexander provided an update on the City's website redesign, which includes the City's main website and four (4) additional subsites. The project will enhance the user experience by improving accessibility, making the sites more mobile-friendly, and adopting a search-centric format that allows users to find answers more efficiently.

A governance guide has been implemented to ensure consistency in content and branding. Key improvements include a modernized design, enhanced accessibility features such as improved readability and alternative text, and the addition of a Citybot named "CORI" to assist users with inquiries. The bot will use artificial intelligence (AI) to provide answers and direct users to relevant resources while also allowing escalation when necessary.

The project is currently in the quality assurance and final design phase. The City anticipates launching the new websites in the second quarter of 2025.

Council engaged in a question-and-answer session with staff throughout the presentation. Detailed information can be found in the PowerPoint Presentation included in the agenda packet.

2. City of Richland Park Reopening Presentation

Parks & Public Facilities Director Chris Waite presented an update on the reopening of Wye Park and Columbia Park West, outlining the history, challenges, and response efforts that led to the parks' temporary closure. He reiterated that the primary goal of the Department is to provide a safe space for community recreation while also protecting natural resources, wildlife, and park infrastructure.

Parks & Public Facilities Director Waite emphasized that closure was a last resort after multiple mitigation efforts failed, including increased ranger and police patrols, amenity closures, and signage to deter problematic behavior. Despite these efforts, the parks continued to experience recurring vandalism, drug-related activity, excessive litter, and unauthorized encampments. Fires also became a major safety concern, with several incidents occurring near public use areas. These factors created an unsustainable situation, leading to the decision to temporarily close the parks for cleanup, restoration, and strategic planning.

During the closure, extensive work was completed to address these challenges, including a full-scale cleanup, vegetation management in coordination with the U.S. Army Corps of Engineers, and an operational analysis of park ranger duties. Parks & Public Facilities Director Waite described modifications made to improve safety, such as clearing low-visibility areas along the shoreline and streamlining ranger responsibilities to focus primarily on patrols and community engagement.

The phased reopening will begin at Columbia Park West, featuring increased police and ranger presence, resource navigator visits to support vulnerable individuals, and continued collaboration with local agencies. The need for a balanced approach, ensuring public access while maintaining safety and environmental integrity was also discussed.

In conclusion, Parks & Public Facilities Director Waite stated that long-term success will require ongoing partnerships between government agencies, nonprofit organizations, and the community to address the broader challenges affecting park use and safety.

Council provided comments and engaged in a question-and-answer session with staff throughout the presentation. Detailed information can be found in the PowerPoint Presentation included in the agenda packet.

3. Solid Waste Operations Update, Changes, and Vision

Public Works Director D' Alessandro presented an update on the Horn Rapids Landfill Expansion Phase 2 Project, proposed changes to solid waste services, and future opportunities for landfill operations.

The Horn Rapids Landfill Expansion Project will extend landfill operations by twenty (20) years, with design completion expected by March 2025. Due to funding constraints, the City plans to issue \$10 million in bonds over a twenty (20) year term. A rate study will be conducted once the financing details are finalized.

Regarding landfill operations, the City currently operates Monday through Sunday from March to October with Sunday closures during the winter. Sunday operations are under review due to low customer turnout and financial inefficiencies. To address these issues, staff is exploring the possibility of eliminating Sunday hours while extending operation hours Monday through Saturday.

Public Works Director D'Alessandro then reviewed residential waste collection costs and compared them to other providers. The City's recycling program consists of both curbside and drop boxes. However, recycling drop boxes face significant challenges, including illegal dumping, non-resident use, and concerns related to the unhoused population. Many drop boxes are thirty (30) years old, deteriorating, and costly to replace at approximately \$10,000 each. To address these issues, staff proposes a secure, gated system at the Queensgate drop-off location while closing the Uptown and Ace Hardware sites. Recycling services would be consolidated to Queensgate, the landfill, and the DTG Recycling Center, while curbside recycling could be expanded and potentially included in the base rate. This also included a discussion of ending glass recycling and diverting glass to the Landfill due to a lack of financially viable glass recycling vendors in the Pacific Northwest.

The presentation also included a review of green waste and the Renewable Natural Gas (RNG) facility at the Horn Rapids Landfill. Looking ahead, the City is exploring regional green waste disposal, RV waste disposal, and wholesale landfill agreements to improve efficiency and compliance with environmental regulations. Future decisions on service modifications, financing, and rate adjustments will be determined through ongoing City Council discussions and financial evaluations.

Council provided comments and engaged in a question-and-answer session with staff throughout the presentation, including expressed support for closing the Horn Rapids Landfill on Sundays. The majority of Council expressed support for ending the drop box program with consideration of modifying recycling services during holidays and opt-in program for curbside recycling. Council expressed support in ending glass recycling until a viable alternative is identified. Detailed information can be found in the PowerPoint Presentation included in the agenda packet.

4. Standards of Cover - Turnout Response and Service Level

Fire Chief Huntington and Deputy Fire Chief Aust presented updates on the Standards of Cover (SoC), which outlines how fire department resources are deployed to effectively manage emergencies. The SoC is based on a community risk assessment and informs decisions on resource allocation, station coverage, staffing recommendations, and response qualifications.

The presentation emphasized the importance of aligning local response standards with national benchmarks while considering geographic, staffing, and operational constraints.

Key response time definitions were reviewed, including turnout and travel times across various incident types (dispatch to enroute), travel time (enroute to arrival), and Effective

Response Force (ERF) (the minimum personnel and equipment needed for an incident). The proposed updates aim to address evolving service demands.

Several challenges impacting response times were discussed, including traffic congestion, commuter hour delays, train crossings, weather conditions, concurrent calls, and access issues due to road closures or law enforcement staging. These factors necessitate adjustments to response standards to ensure more realistic and effective emergency coverage.

Fire Chief Huntington outlined the next steps, including a Comprehensive Plan Service Levels review at the Council Workshop scheduled in April and a resolution for Council consideration in June to formally adopt the revised SoC.

Following the presentation, Council engaged in a question-and-answer session with staff. Detailed information can be found in the PowerPoint Presentation included in the agenda packet.

Future Workshop Agenda Items

None.

Adjournment

Mayor Richardson adjourned the workshop at 8:24 p.m.

APPROVED:

ATTEST:

Theresa Richardson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 3/4/2025

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 3 - Focused Development

Subject:

Ordinance No. 2025-04, Adopting the 2022 Comprehensive Plan Amendments into the Existing 2017 Comprehensive Plan

Department/Office
Development Services

Ordinance/Resolution Number:
2025-04

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2025-04, adopting the 2022 Comprehensive Plan Amendments into the existing 2017 Comprehensive Plan.

Summary:

The Washington State Growth Management Act requires cities and counties to adopt comprehensive plans that set policy, coordinate infrastructure and service levels, and provide adequate public services to accommodate future growth and development. The City's plan is a ten-year document that may be amended annually. On May 17, 2022, in accordance with RMC 19.90.060, Richland City Council adopted Resolution No. 2022-74, approving the docket of 2022 Comprehensive Plan amendment applications to be considered by the Planning Commission.

The Comprehensive Plan amendments are RMC 19.20.010 Type IV permit applications requiring open-record public hearings by the Planning Commission and Richland City Council. The Planning Commission conducted a public hearing on December 14, 2022, after which it recommended that City Council approve three (3) of the four (4) proposed amendments as presented. The proposed amendments are included in detail in Ordinance No. 2025-04. The Planning Commission's basis for declining to provide a favorable recommendation on the fourth application (CPA 2022-102; rezone of City-owned property from High-Density Residential to Commercial) is available in Nos. 26-28 of the Findings of Fact and Conclusions of Law accompanying this staff report.

Richland City Council held a public hearing on February 4, 2025 and passed Ordinance No. 2025-04 for first reading.

Staff recommends approval of Ordinance No. 2025-04.

Fiscal Impact: None.

Attachments:

1. Ordinance No. 2025-04
2. December 14, 2022 Planning Commission Meeting Minutes
3. Planning Commission Findings & Conclusions - 2022 Comprehensive Plan Amendments
4. Staff Report to the Planning Commission - 2022 Comprehensive Plan Amendments

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2025-04

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON
ADOPTING THE 2022 COMPREHENSIVE PLAN AMENDMENTS
INTO THE EXISTING 2017 COMPREHENSIVE PLAN AND
ADOPTING THE RESULTING DOCUMENT.**

WHEREAS, through Ordinance No. 42-17, the City adopted the Comprehensive Plan of the City of Richland (the "Comprehensive Plan") on October 3, 2017 (the 10-year update); and

WHEREAS, through Ordinance No. 38-19, the City updated its Comprehensive Plan on October 1, 2019 (the 2018-2019 Amendments); and

WHEREAS, through Ordinance No. 51-20, the City updated its Comprehensive Plan on January 19, 2021 (the 2020 Amendments); and

WHEREAS, through Ordinance No. 41-21, the City updated its Comprehensive Plan on January 4, 2022 (the 2021 Amendments); and

WHEREAS, through Ordinance No. 2024-07, the City updated its Comprehensive Plan on March 19, 2024 (the 2023 Amendments); and

WHEREAS, through Ordinance No. 2024-41, the City updated its Comprehensive Plan on December 17, 2024 (the 2024 Amendments); and

WHEREAS, pursuant to RCW 36.70A.470(2), each city and county planning under RCW 36.70A.040 must include in its development regulations a procedure for any interested person,

including applicants, citizens, hearings examiners, and staff of other agencies, to suggest plan or development regulation amendments; and

WHEREAS, the suggested amendments shall be docketed and considered on at least an annual basis, consistent with RCW 36.70A.130; and

WHEREAS, Chapter 19.90 of the Richland Municipal Code, titled Comprehensive Plan and Development Regulation Amendments, establishes the procedures for comprehensive plan or development regulation amendments as required by RCW 36.70A.470(2); and

WHEREAS, the City of Richland accepted applications suggesting comprehensive plan or development regulation amendments between March 2, 2021 and March 1, 2022 for the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, four (4) proposed amendments were received; and

WHEREAS, on April 26, 2022, Richland City Council held a workshop to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on May 17, 2022, Richland City Council passed Resolution No. 2022-74, authorizing the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on December 14, 2022 to accept testimony from anyone wishing to speak for or against the proposed changes to the Richland Comprehensive Plan or existing development regulations; and

WHEREAS, at the conclusion of the December 14, 2022 Planning Commission public hearing, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council, and directing that findings be prepared to exclude File No. CPA2022-102 (City View – COR Economic Development Division) from a favorable recommendation for approval by the Planning Commission; and

WHEREAS, on January 25, 2023, the Richland Planning Commission adopted Findings of Fact and Conclusions of Law recommending City Council approval of three (3) of the four (4) proposed amendments as evidenced in the Planning Commission's meeting minutes; and

WHEREAS, the Richland Planning Commission did not recommend approval of CPA2022-102 (City View – COR Economic Development Division); and

WHEREAS, on February 4, 2025, Richland City Council held a public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony

from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, the Richland City Council finds it prudent to adopt the updated 2022 Comprehensive Plan of the City of Richland by ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. The recitals set forth above are hereby incorporated by reference.

Section 2. Richland City Council acknowledges that the Planning Commission conducted appropriate investigation and study and held a public hearing on the proposed amendments to the Comprehensive Plan. Consistent with the Planning Commission's recommendation, City Council hereby approves three (3) of the four (4) proposed amendments to the Comprehensive Plan map and/or text as follows: CPA2022-101, CPA2021¹-103 and CPA2021¹-104. City Council has read and considered the Planning Commission's findings, and hereby makes the following findings for the record:

1. Chapter 19.90 RMC provides that City Council will consider each comprehensive plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by staff or Council.
2. The deadline for submittal of private party applications for consideration as part of the 2022 Comprehensive Plan Policies, Maps and Code Amendments Docket was March 1, 2022.
3. Four (4) applications were received and deemed complete and are identified herein as numbers CPA2022-101, CPA2022-102, CPA2021-103¹ and CPA2021-104¹ as reflected in Exhibit A to Resolution No. 2022-74; and
4. City Council conducted a workshop on April 26, 2022 to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
5. City Council, after holding a public hearing on May 17, 2022, established the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket through adoption of Resolution No. 2022-74.

¹ These applications were assigned 2021 numbers due to numbering errors occurring in Exhibit A to Resolution No. 2022-74. The numbering is retained in this Ordinance to ensure consistency in the record. These same applications are referenced throughout Planning staff and Planning Commission documentation as CPA2022-103 and CPA2022-104.

6. On November 4, 2022, the City of Richland issued a SEPA Threshold Determination of Non-Significance for the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket.
7. On November 4, 2022, as required by RCW 36.70A.106, the City of Richland provided the State of Washington with the required sixty (60) day notification of the City's proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket and intent to adopt.
8. On November 22, 2022, the City of Richland provided notice of a public hearing to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
9. By November 23, 2022, Public Hearing Notice signs were posted on, or near, the three (3) physical properties potentially affected by applications submitted for consideration.
10. The City of Richland satisfied all public notification requirements for the requisite public workshops and public hearings.
11. CPA2022-101 consists of an application from the City of Richland's Parks & Public Facilities Department to replace the existing CF-1 map found within the text of the Comprehensive Plan with an updated map that includes recreational trail data as adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution No. 94-19.
12. CPA2022-102 consists of a request from the City of Richland's Economic Development Division to amend the existing Comprehensive Plan land use designation for a city-owned parcel from High-Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2) (portion of Assessor's Parcel No. 1169-840-0000-3001).
13. CPA2021-103 consists of a request from Hayden Homes, LLC to amend the Comprehensive Plan land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR) with an associated rezone of the property from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) (Assessor's Parcel No. 1018-810-3000-0009).
14. CPA2021-104 consists of a request from Teresa Reents and Ken Hofstad to amend the Badger Mountain Subarea Plan land use designation from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12) (Assessor's Parcel No. 1048-840-3000-9000 and Portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003).

15. The Planning Commission voted against approval of CPA2022-102 & Z2022-101.
16. Based upon the application materials submitted and upon presentation by the applicants, the three (3) amendments recommended for approval by the Planning Commission will not adversely impact the City's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies, and objectives of the City of Richland's Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The three (3) proposed amendments are consistent with the Washington State Growth Management Act, Benton County planning policies, and other applicable local and state policies, agreements and laws.
22. The three (3) proposed amendments recommended for approval by the Planning Commission will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (Ch. 36.70A RCW) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan as a condition precedent.
25. The Planning Commission has recommended that City Council authorize the associated rezones in order to bring the zoning into compliance with the changed land-use designations authorized by the passage of the two (2) applications subject to land-use map changes.

Section 3. The 2022 amendments to the 2017 Richland Comprehensive Plan as identified in **Exhibit A** and depicted in **Exhibit B** are hereby adopted and incorporated into the Comprehensive Plan of the City of Richland.

Section 4. Pursuant to RCW 36.70A.106(2), this Ordinance shall be transmitted to the Washington State Department of Commerce within ten (10) days of adoption.

Section 5. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 6. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 7. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of March, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: February 4, 2025
Second Reading: March 4, 2025
Date Published: March 9, 2025

2022 DOCKET

File Number: CPA2022-101

Applicant: City of Richland Parks & Public Facilities Department

Replace the existing CF-1 map with the attached updated map that includes recreational trail data as adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution No. 94-19.

File Number: CPA2021¹-103 & Z2022-102

Applicant: Hayden Homes, LLC - Clearwater Creek

RE: Parcel No. 1018-810-3000-0009

Amend the Comprehensive Plan Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S).

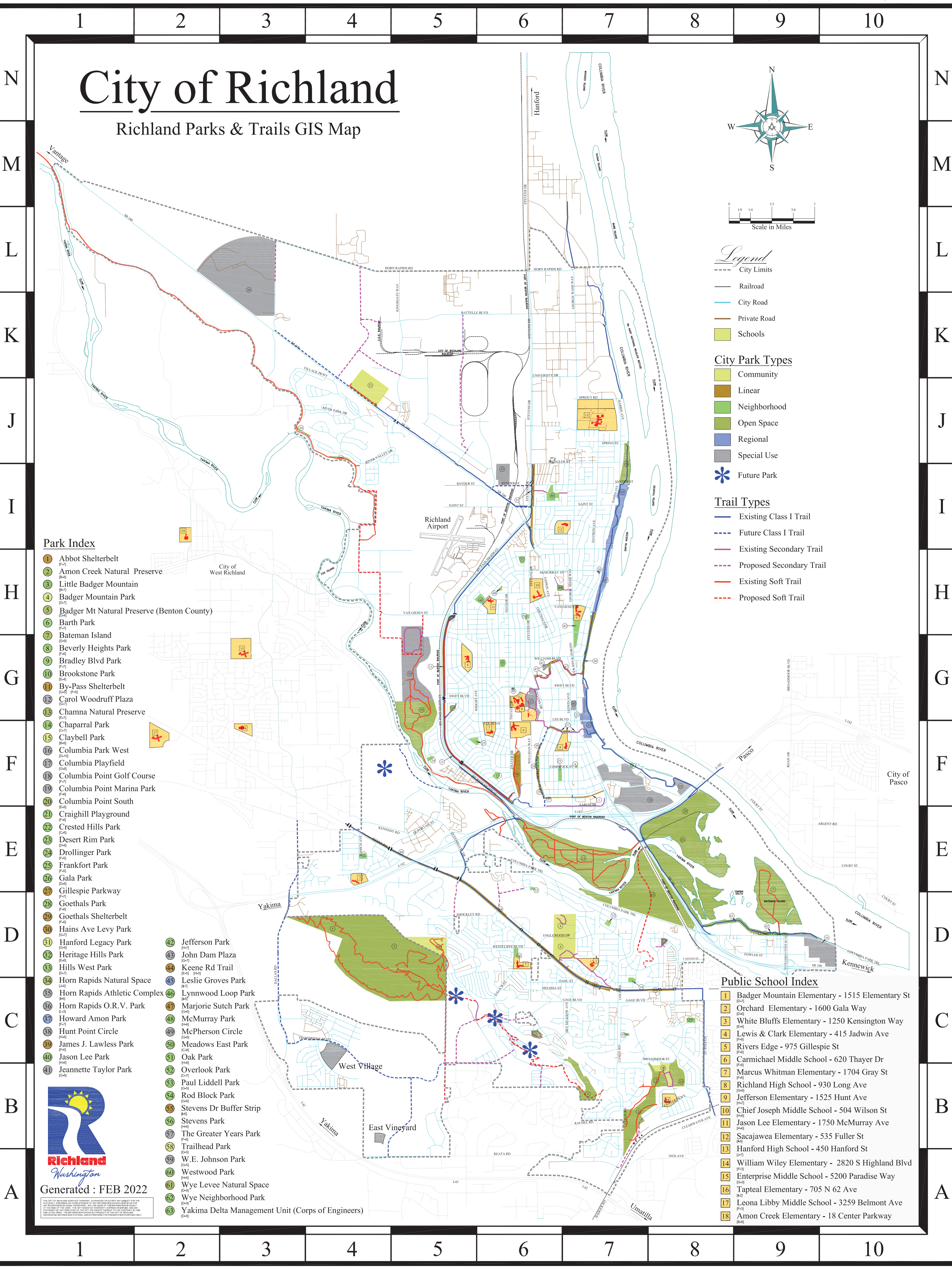
File Number: CPA2021¹-104 & Z2022-103

Applicant: Teresa Reents & Ken Hofstad - Plat of Reata Ridge Tract C

RE: Parcel No. 1048-840-3000-9000 and Portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003

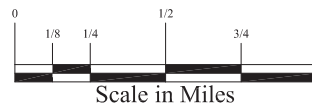
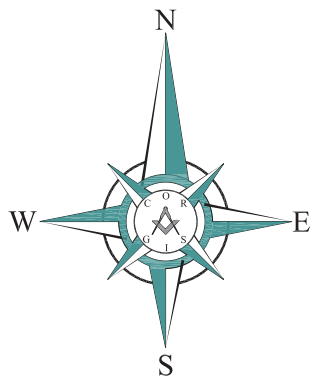
Amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). Site is approximately 12.9 acres in size and rezone affects numerous parcels.

¹ These applications were assigned 2021 numbers due to numbering errors occurring in Exhibit A to Resolution No. 2022-74. The numbering is retained in this Ordinance to ensure consistency in the record. These same applications are referenced throughout Planning staff and Planning Commission documentation as CPA2022-103 and CPA2022-104.



City of Richland

Richland Parks & Trails GIS Map



Legend

- City Limits
- Railroad
- City Road
- Private Road
- Schools
- City Park Types
 - Community
 - Linear
 - Neighborhood
 - Open Space
 - Regional
 - Special Use
 - Future Park
- Trail Types
 - Existing Class I Trail
 - Future Class I Trail
 - Existing Secondary Trail
 - Proposed Secondary Trail
 - Existing Soft Trail
 - Proposed Soft Trail

Park Index

- 1 Abbot Shelterbelt [F-7]
- 2 Amon Creek Natural Preserve [D-6]
- 3 Little Badger Mountain [D-7]
- 4 Badger Mountain Park [D-7]
- 5 Badger Mt Natural Preserve (Benton County) [D-4]
- 6 Barth Park [F-7]
- 7 Bateman Island [D-7]
- 8 Beverly Heights Park [F-4]
- 9 Bradley Blvd Park [F-7]
- 10 Brookstone Park [E-4]
- 11 By-Pass Shelterbelt [D-5] [F-5]
- 12 Carol Woodruff Plaza [E-7]
- 13 Chamna Natural Preserve [E-7]
- 14 Chaparral Park [E-7]
- 15 Claybell Park [D-6]
- 16 Columbia Park West [D-10]
- 17 Columbia Playfield [D-4]
- 18 Columbia Point Golf Course [F-7]
- 19 Columbia Point Marina Park [F-4]
- 20 Columbia Point South [E-5]
- 21 Craighill Playground [F-4]
- 22 Crested Hills Park [D-4]
- 23 Desert Rim Park [F-5]
- 24 Drollinger Park [F-5]
- 25 Frankfort Park [F-5]
- 26 Gala Park [D-4]
- 27 Gillespie Parkway [D-4]
- 28 Goethals Park [F-5]
- 29 Goethals Shelterbelt [F-4]
- 30 Hains Ave Levy Park [D-7]
- 31 Hanford Legacy Park [F-7]
- 32 Heritage Hills Park [E-4]
- 33 Hills West Park [D-7]
- 34 Horn Rapids Natural Space [E-4]
- 35 Horn Rapids Athletic Complex [F-4]
- 36 Horn Rapids O.R.V. Park [F-4]
- 37 Howard Amon Park [F-7]
- 38 Hunt Point Circle [E-4]
- 39 James J. Lawless Park [E-4]
- 40 Jason Lee Park [E-4]
- 41 Jeannette Taylor Park [D-4]
- 42 Jefferson Park [D-7]
- 43 John Dam Plaza [E-4]
- 44 Keene Rd Trail [E-5] [E-5]
- 45 Leslie Groves Park [E-4]
- 46 Lynnwood Loop Park [F-4]
- 47 Marjorie Sutch Park [F-4]
- 48 McMurray Park [D-4]
- 49 McPherson Circle [D-4]
- 50 Meadows East Park [D-4]
- 51 Oak Park [D-4]
- 52 Overlook Park [D-7]
- 53 Paul Liddell Park [D-5]
- 54 Rod Block Park [D-4]
- 55 Stevens Dr Buffer Strip [F-4]
- 56 Stevens Park [F-4]
- 57 The Greater Years Park [F-4]
- 58 Trailhead Park [D-5]
- 59 W.E. Johnson Park [D-4]
- 60 Westwood Park [F-4]
- 61 Wye Levee Natural Space [D-4]
- 62 Wye Neighborhood Park [D-4]
- 63 Yakima Delta Management Unit (Corps of Engineers) [D-5]

Public School Index

- 1 Badger Mountain Elementary - 1515 Elementary St [D-7]
- 2 Orchard Elementary - 1600 Gala Way [D-4]
- 3 White Bluffs Elementary - 1250 Kensington Way [E-4]
- 4 Lewis & Clark Elementary - 415 Jadwin Ave [F-4]
- 5 Rivers Edge - 975 Gillespie St [F-4]
- 6 Carmichael Middle School - 620 Thayer Dr [F-4]
- 7 Marcus Whitman Elementary - 1704 Gray St [F-4]
- 8 Richland High School - 930 Long Ave [D-4]
- 9 Jefferson Elementary - 1525 Hunt Ave [F-7]
- 10 Chief Joseph Middle School - 504 Wilson St [F-4]
- 11 Jason Lee Elementary - 1750 McMurray Ave [F-4]
- 12 Sacajawea Elementary - 535 Fuller St [D-4]
- 13 Hanford High School - 450 Hanford St [E-7]
- 14 William Wiley Elementary - 2820 S Highland Blvd [F-3]
- 15 Enterprise Middle School - 5200 Paradise Way [D-3]
- 16 Tapteal Elementary - 705 N 62 Ave [E-2]
- 17 Leona Libby Middle School - 3259 Belmont Ave [F-5]
- 18 Amon Creek Elementary - 18 Center Parkway [D-4]



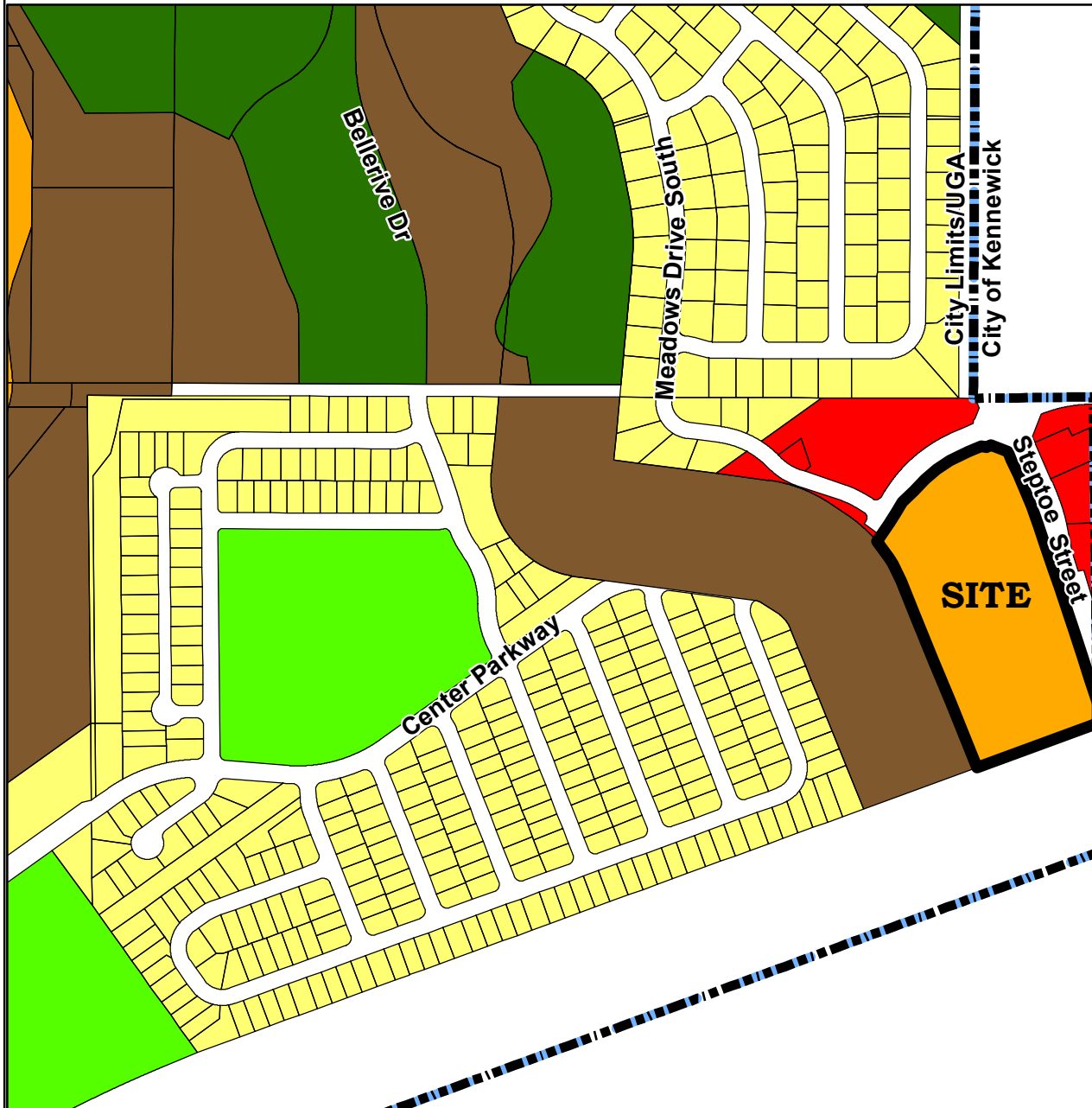
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THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, COMPLETENESS, OR TIMELINESS OF ANY INFORMATION OR DATA PROVIDED FOR ANY PURPOSES AND/OR FOR ANY USE OF THE CITY OF RICHLAND'S GIS DATA. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THE CITY OF RICHLAND'S GIS DATA. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING BUT NOT LIMITED TO, DIRECT, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THE CITY OF RICHLAND'S GIS DATA.

Proposed Item: Comprehensive Plan Amendment
Land Use Applicant: Richland 132 LLC (Hayden Homes)
Map File #: CPA2022-103



**Exhibit B to
Ordinance No.
2025-04 (Pg. 1)**



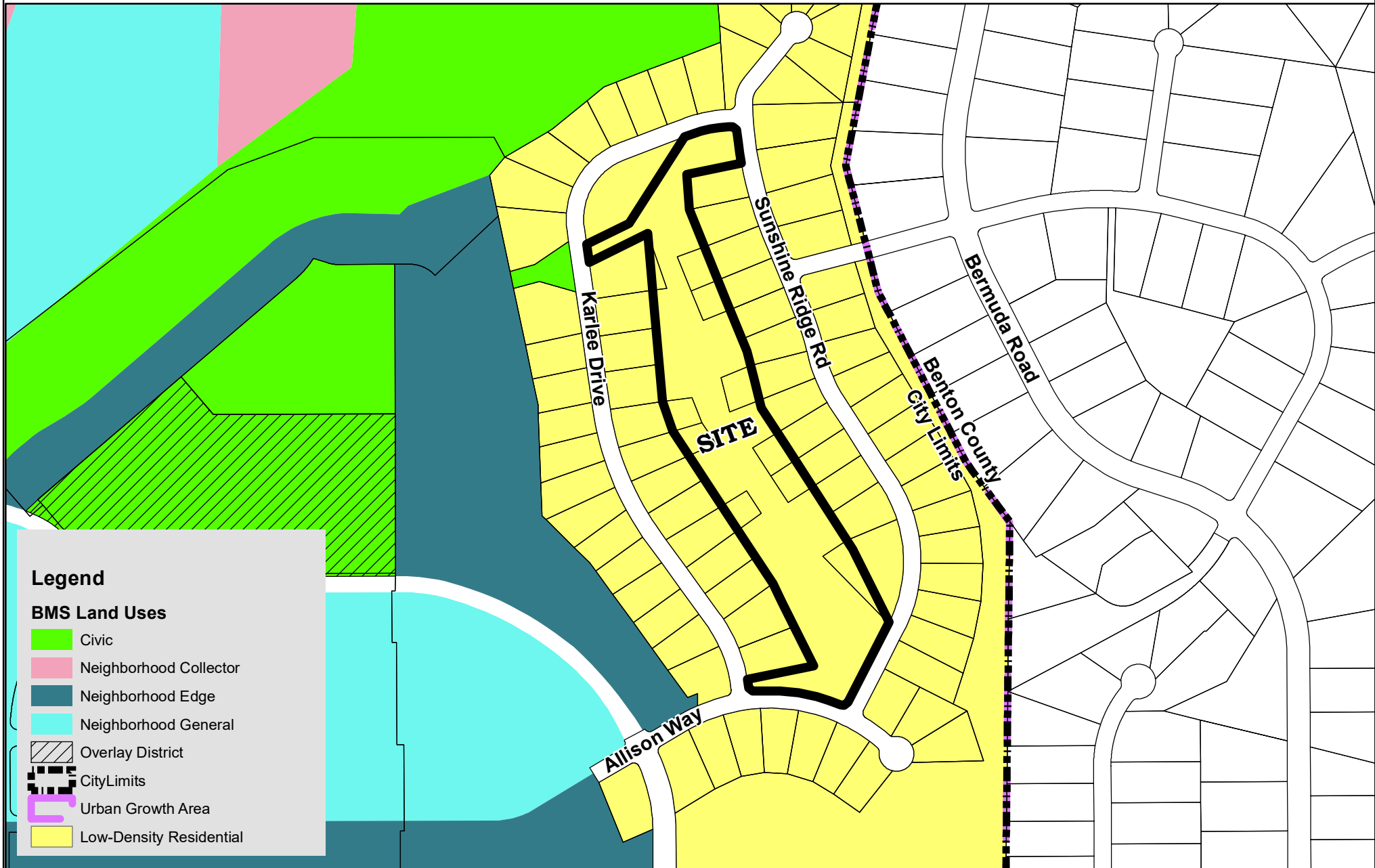
Legend

-  CityLimits
-  Urban Growth Area
-  Commercial
-  Developed Open Space
-  Low-Density Residential
-  Medium Density Residential
-  Natural Open Space
-  Public Facilities

Proposed Land Use Map

Item: Comprehensive Plan Amendment
Applicant: Teresa Reents Et Al.
File #: CPA2022-104

Exhibit B to
Ordinance No.
2025-04 (Pg. 2)





**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 2022
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairperson Maier, Vice Chair Mealer, Commissioners Townsend, Eadie, Nicholson, and Richardson.

Commissioner Smith was excused.

Also present: Development Services Director Jensen, Planning Manager Stevens, Planner Howie, Planner Hendricks, Planner Arrasmith, and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO APPROVE THE DECEMBER 14, 2022 MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the October 26, 2022 Planning Commission meeting for approval.

COMMISSIONER RICHARDSON MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE OCTOBER 26, 2022 PLANNING COMMISSION MEETING. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier opened public comment at 6:03 pm, with community members

present Chairperson Maier confirmed that they were there to speak on an item of business. With no public comments, she closed the comment period at 6:04 pm.

Old Business – Public Hearing:

1. CA2021-108 Badger Mountain South LUDR Amendments (continued)

Chairperson Maier recognized Planning Manager Stevens regarding the continuation of this item. It was indicated that the applicant and the city agreed to continue the item until the January 25th, 2023, Planning Commission Meeting.

AT 6:04 P.M. COMMISSIONER NICHOLSON MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER EADIE SECONDED. THE MOTION PASSED 6-0.

New Business – Public Hearing:

2. 990 Gillespie Street (600 Cullum Avenue) Proposed Surplus

Chairperson Maier recognized Planner Arrasmith who presented the surplus proposal for city owned property approximately 7,800 square feet. The property is located along the northern property line of Gillespie Parkway that is presently part of a paved parking lot that was utilized in the past as parking for the former Days Inn located at 615 Jadwin Avenue. It has been determined that there is no longer a municipal need for the property; therefore, this area of Gillespie Parkway is no longer needed for municipal purposes. Staff recommends approval of surplus.

AT 6:10 P.M. COMMISSIONER RICHARDSON MOVED AND COMMISSIONER MEALERE SECONDED. THE MOTION PASSED 6-0.

AT 6:11 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

3. 2022 Comprehensive Plan and Development Regulations Annual Amendments

AT 6:12 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Chairperson Maier recognized Planning Manager Stevens. He started with the Parks application to replace the capital facilities map with an updated map to include trail systems and remove school capital facilities. The second application came from Economic Development to rezone 10 acres of land on City View St. from High Density Residential (HDR) to Commercial (COM). The third application was from Hayden Homes to change zoning of 10.43-acre parcel in Clearwater Creek subdivision. Current zoning is (C1) they want to change it Medium Density Residential Small Lot (R-2S). This is the same items from 2021 that was previous recommend to City Council; however, council at the time did not approve at that time. The last application was for 12.9-acre open space in Tract C of the plat Reata Ridge to change zoning from Badger Mountain South Subarea Civic (BMS-Civic) to Single Family Residential (R-1-12). This is currently apart of LUDR

and they would like to request to have it removed so neighboring homes would have an opportunity to buy to enlarge their current properties.

Mike recommended letting each applicant speak in order of presentations. Parks was absent so Mike represented them, but there were no questions for the map update.

Darin Arrasmith answered questions regarding the Economic Development applications. Questions were regarding zoning and what is currently approved vs. what the request zone change would allow. Mike pulled up zoning so everyone could see what is and is not allowed. Discussion among committee members and staff on zone restrictions and allowable uses that could occur if change were approved.

Brian Thorson with Senior Land and Development for Hayden Homes spoke for the 3rd applicant. He highlighted that the land proposed has been for sale for 7 years with no interest. He also noted that traffic had been addressed in the application and would reduce trips by 2700 per day if switched to residential. Lastly, he said that Kennewick still has commercial property available in the area within walking distance. Housing crisis and housing prices were discussed as an opportunity if approved.

6:46 planning chair Maier opened it up to additional comments from members of the community. Ginger Wireman (2435 Michael Ave., Richland) spoke about City View application and was opposed to moving it strictly to commercial. She also spoke on the Hayden Home application and would like to increase the residential to include multi family.

6:48 Theresa Reents (2853 Sunshine Ridge Road, Richland) Spoke on the recommendation for the Tract C application. She wanted to emphasize that by rezoning is to add to other properties and not to be developed to include new homes, or new lots.

Commissioners discussed each application. Moving towards RECOMMENDING CPA2022-101 – PARKS UPDATE, CPA2022-103 & 102 107 (HAYDEN), CPA2022 – 103 & 108 (REATA) AND PULL OUT CPA2022 (City view). Deliberations continued.

Maier moved that the Planning Commission adopts the findings, conclusions, and recommendations in the staffing report for CPA 2022 101, 103 and 104 and recommend to City Council to approve the 2022 comprehensive plan, policy map, and code amendment docket for those 3 applications. Lack of second, and discussion continued.

Revised motion from Maier was that City Council does not approve CPA 2022-102 City View map update and associating rezones. Commissioner Nicholson seconded. 5 approved and 1 opposed with commission Eadie. Lengthy discussion occurred with multiple proposed amendments that failed to move forward. Planning Manager Stevens recommended one overall motion to include everything, and suggested for a motion to have staff bring back findings of fact that support the planning commissions crux at the next planning meeting.

Substitute motion – planning commission asks staff to prepare modified finding and conclusions for the approval of CPA 2022-101, CPA 2022-103 and CPA 2022-104 and

the associated rezones Z2022-102 & CPA 2022-103 and excluding the CPA 2022-102 and it's associated rezone Z2022-101.

AT 7:40 P.M. CHAIRPERSON MAIER MOTIONED AND COMMISSIONER RICHARDSON SECONDED. THE MOTION PASSED 5-1 WITH EADIE OPPOSING.

AT 7:40 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

COMMISSIONER TOWNSEND MADE A MOTION TO RECOMMEND TO COUNCIL THAT CITY STAFF BE REQUESTED TO MODIFY THE EXISTING ZONING FOR COMMERCIAL LIMITED BUSINESS TO INCLUDE MORE OPTIONS THAT SUPPORTS MIXED USE DEVELOPMENT SUCH AS RESTAURANTS AND APPROPRIATE RETAIL. RICHARDSON SECONDED THE MOTION. MOTION PASSED 5-1 WITH EADIE OPPOSING.

Communications:

Chairperson Maier asked if there were any communications. Maier recognized Mayor Alvarez who was elected to the Benton County Commission and would be stepping down. He stated that he has enjoyed coming to the meetings, and the great conversations that have come from them.

Adjournment:

Chairperson Maier adjourned the meeting at 7:45 p.m.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick Administrative Assistant II

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: Francesca Maier
Francesca Maier, Chairperson



MEMORANDUM

TO: Planning Commission

FROM: Mike Stevens, Planning Manager

DATE: January 25, 2023

SUBJECT: CPA2022-105

At the conclusion of the December 14, 2022 Planning Commission meeting, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council. Specifically, the Planning Commission directed staff to create the necessary findings to exclude File No. CPA2022-102 (City View – COR Economic Development Department) from being recommended for approval by the Planning Commission.

Below, you will find Suggested Conclusions of Law and Suggested Findings of Fact prepared by staff for Planning Commission consideration and adoption.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019, 2020 and again in 2021) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth

Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.

7. The 2022 Comprehensive Plan amendment (docket), as recommended for approval by the Planning Commission, will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2022 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2022.
3. Four (4) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 26, 2022 to review the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on May 17, 2022 establishing the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on November 22, 2022.
7. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on November 4, 2022 for the proposed 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket (EA2022-133).
8. On November 4, 2022 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
9. On November 22, 2022 the City of Richland provided Notice of Public Hearing to be held on December 14, 2022 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. Public Hearing Notice signs were posted on, or near, the three (3) properties which had submitted applications for consideration by November 23, 2022.

11. All public notification requirements for the public workshops and public hearings were met.
12. CPA2022-101 consists City of Richland Parks and Public Facilities application to replace the existing CF-1 map within the text of the Comprehensive Plan with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.
13. CPA2022-102 consists of the City of Richland Economic Development Department request to amend the existing the Comprehensive Plan map for a City-owned parcel from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of parcel number 116984000003001).
14. CPA2022-103 consists of an application by Hayden Homes, LLC to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They also request an associated rezone in which the property from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
15. CPA2022-104 consists of an application by Teresa Reents and Ken Hofstad requesting to amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). (Parcel Number 104884030009000 and portions of Parcel Numbers: 104884030004011, 104884030004010, 104884030004007, 104884030004005, 104884030004001, 104884030005011 & 104884030005007).
16. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and, will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The proposed amendments are consistent with the Washington State Growth Management

Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.

22. The proposed amendments will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
25. The city is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the two (2) applications in which the Planning Commission is recommending Land Use and Zoning map approvals.
26. The Planning Commission has determined that File No. CPA2022-102 (City View) requesting to change the Comprehensive Plan Land Use Designation from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2) is not in the best interest of the City due to the current housing shortage and lack of affordable housing.
27. Retaining the current High Density Residential (HDR) Land Use Designation on the City View property (CPA2022-102) will help provide land needed for high density residential development (multi-family housing) and will provide additional residents in the Queensgate commercial area, thus assisting the existing and future commercial developments in the area.
28. Adequate commercially zoned land is available within the Queensgate commercial area to provide for additional restaurants, hotels and other desirable businesses, thus negating the need to change the Comprehensive Plan Land Use Designation and Zoning of the City View site (CPA2022-102).

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CPA2022-105

PREPARED BY: MIKE STEVENS
HEARING DATE: DECEMBER 14, 2022

This report includes detailed analyses, and the attachments are lengthy. Here is a general outline of how this report is organized:

- Background
- Processing Timeline *and* Notes on Next Steps for Processing
- Overview of Proposed Comprehensive Plan Amendments
- Analysis of the City of Richland Parks & Public Facilities Map Update (CPA2022-101)
- Analysis of the City of Richland Economic Development Department Map Update (CPA2022-102)
- Analysis of the Hayden Homes Application (CPA2022-103, Z2022-102 & EA2022-107)
- Analysis of the Reata Ridge Application (CPA2022-104, Z2022-103 & EA2022-108)
- Staff Recommendation
- Suggested Conclusions of Law and Suggested Findings of Fact
- Recommended Motion
- List of Attachments

BACKGROUND

In accordance with RMC 19.90.060; the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.

The Comprehensive Plan serves as a policy document which sets forth guiding principles to ensure smart growth and desirable development occurs. The document conveys policy and plans to accommodate 20 years of growth and development, looking to provide strategic plans to provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various planning documents such as the City's Economic Development Strategic Plan, Park Plan, Transportation, Capital Facilities and financial/budgetary plans.

The City's Comprehensive Plan should be well understood by City Council, Boards and Commissions, and City Staff; and most importantly should bring together Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders ensure lasting health and vitality for the current citizenry. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring smart growth planning principles are used.

PROCESSING COMPLETED UNTIL NOW

The following key dates and milestones describe action and processing taken by staff, the Planning Commission, and Council to date on the 2022 Docket.

- March 1, 2022: Deadline for Private Party Application submission
 - Four (4) private party applications were received and deemed complete
- April 26, 2022: City Council Workshop to review the 2022 Comprehensive Plan Amendment Docket
- May 17, 2022: City Council Public Hearing Establishing the 2022 Comprehensive Plan Amendment Docket and forwarding the docket to the Planning Commission for processing
- November 4, 2022: SEPA Threshold Determination of Non-Significance issued by the City's Development Services Department

- November 4, 2022: Notice of Intent to Adopt Amendment 60 Days Prior to Adoption sent to the Department of Commerce by the City's Development Services Department
- November 22, 2022: Notice of Public Hearing
 - Notice of the December 14th Planning Commission, 2022 Public Hearing was mailed to affected parcels and those neighboring properties within 300-feet of parcels under consideration.
 - A notice of public hearing was published in the newspaper and posted at City Hall and the City's website.
- Pending Land Use Action signs were posted at the properties on November 23, 2022.

NEXT STEPS REQUIRED FOR PROCESSING

Once Planning Commission holds one (or more, if they so choose) public hearing(s), they may vote to consider to recommend the docket as proposed or with changes to the City Council and thereby forward the docket to the council for consideration.

Next, the City Council shall consider the Planning Commission's recommendations and decide to either adopt or deny the amendments during a regular council meeting. If the Council makes any changes to the Planning Commission's recommendation, the Council is required to hold a public hearing (per RCW 36.70A.035(2)). Comprehensive Plan amendments that are approved are to be adopted by ordinance and any amendments that are rejected are addressed in a resolution.

Following Council action, the Planning Division will then transmit a copy of the amendments and adopted ordinances to the State Department of Commerce who will review the submission for compliance with the State's Growth Management Act.

OVERVIEW

The 2022 Comprehensive Plan Docket includes the following changes; *staff evaluation including findings and conclusions for the proposed amendments are provided later in this report:*

2022 Applications	
<u>APPLICANT:</u> <u>City of Richland Parks & Public Facilities</u> <u>Change the Comprehensive Plan Map:</u> Replace the existing CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.	The City's Parks & Public Facilities Department would like to replace the existing CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19 Staff recommends approving the requested amendment to the CF-1 map.
<u>APPLICANT:</u> <u>City of Richland Economic Development Department</u> <u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). Site is approximately 10 acres in size.	The City of Richland Economic Development Dept. is requesting to change the Comprehensive Plan designation on approximately 10 acres from High Density Residential (HDR) to Commercial (COM). Staff recommends an associated rezone to change the zoning for the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2).

<u>APPLICANT:</u> <u>Hayden Homes, LLC</u> <u>Change the Comprehensive Plan Map:</u> Amend the Comprehensive Plan map from Commercial (COM) to Medium-Density Residential (MDR) with an associated rezone of the site from Neighborhood Retail Business (C-1) to Medium-Density Residential Small Lot (R-2S). Site is approximately 10.43 acres in size.	The applicant is requesting to change the Comprehensive Plan designation on approximately 10.43 acres from Commercial to Medium Density Residential Small (R-2S). Staff recommends an associated rezone to change the zoning for the site from Neighborhood Retail Business (C-1) to Medium Density Residential (R-2S).
<u>APPLICANT:</u> <u>Teresa Reents & Ken Hofstad</u> <u>Change the Comprehensive Plan Map:</u> Amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). Site is approximately 12.9 acres in size.	The applicant would like the Comprehensive Plan designation (Badger Mountain Subarea Plan) changed from Civic to Low-Density Residential (LDR). Staff recommends an associated rezone to change the zoning for the site from BMS LUDR Civic (Civic) to Low-Density Residential (R-1-12).

ANALYSIS: City of Richland Parks & Public Facilities Map Update (CPA2022-101)

DESCRIPTION OF PROPOSAL

City of Richland Parks & Public Facilities requests to replace the existing Comprehensive Plan's CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.

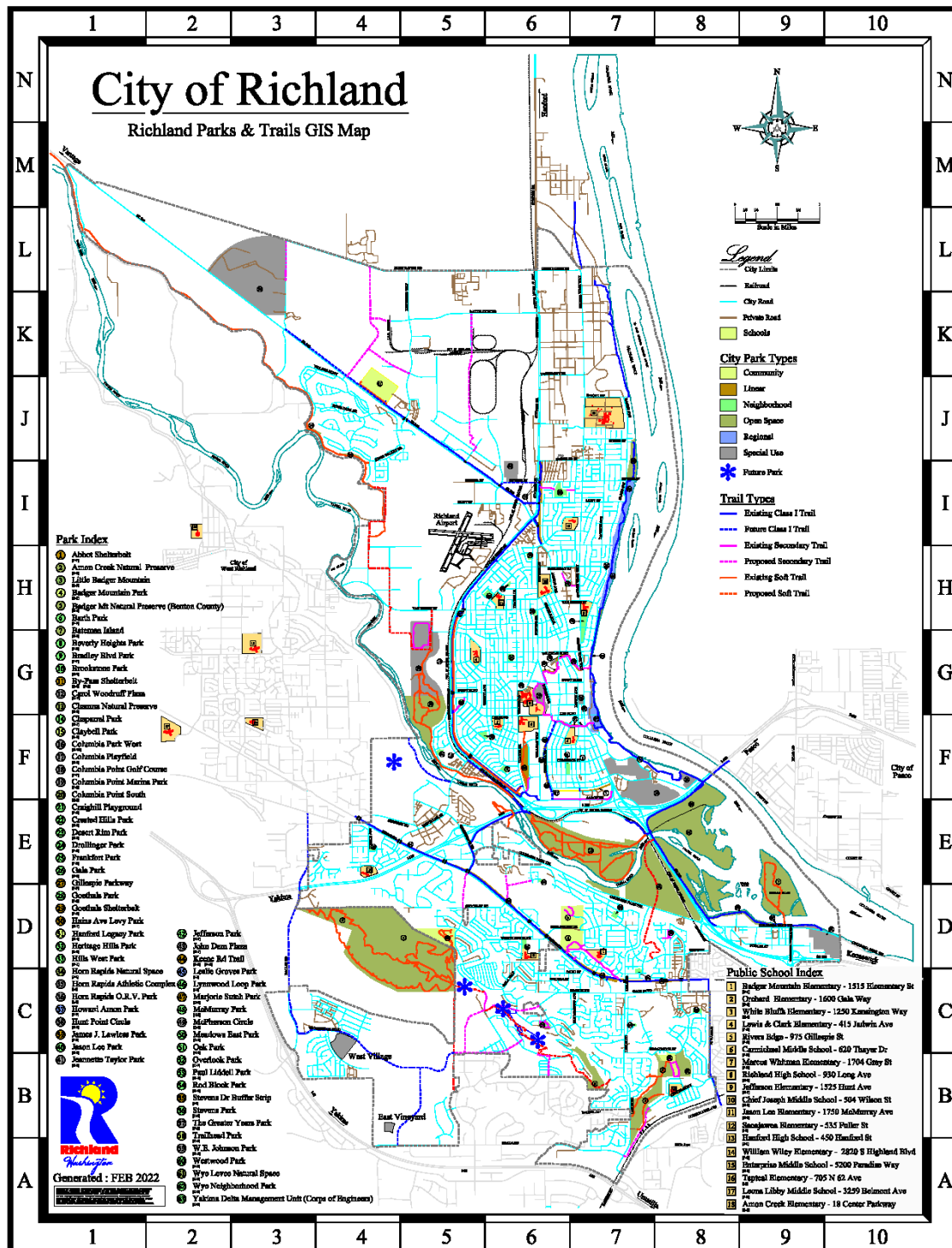


Figure 1 – PROPOSED Map Update

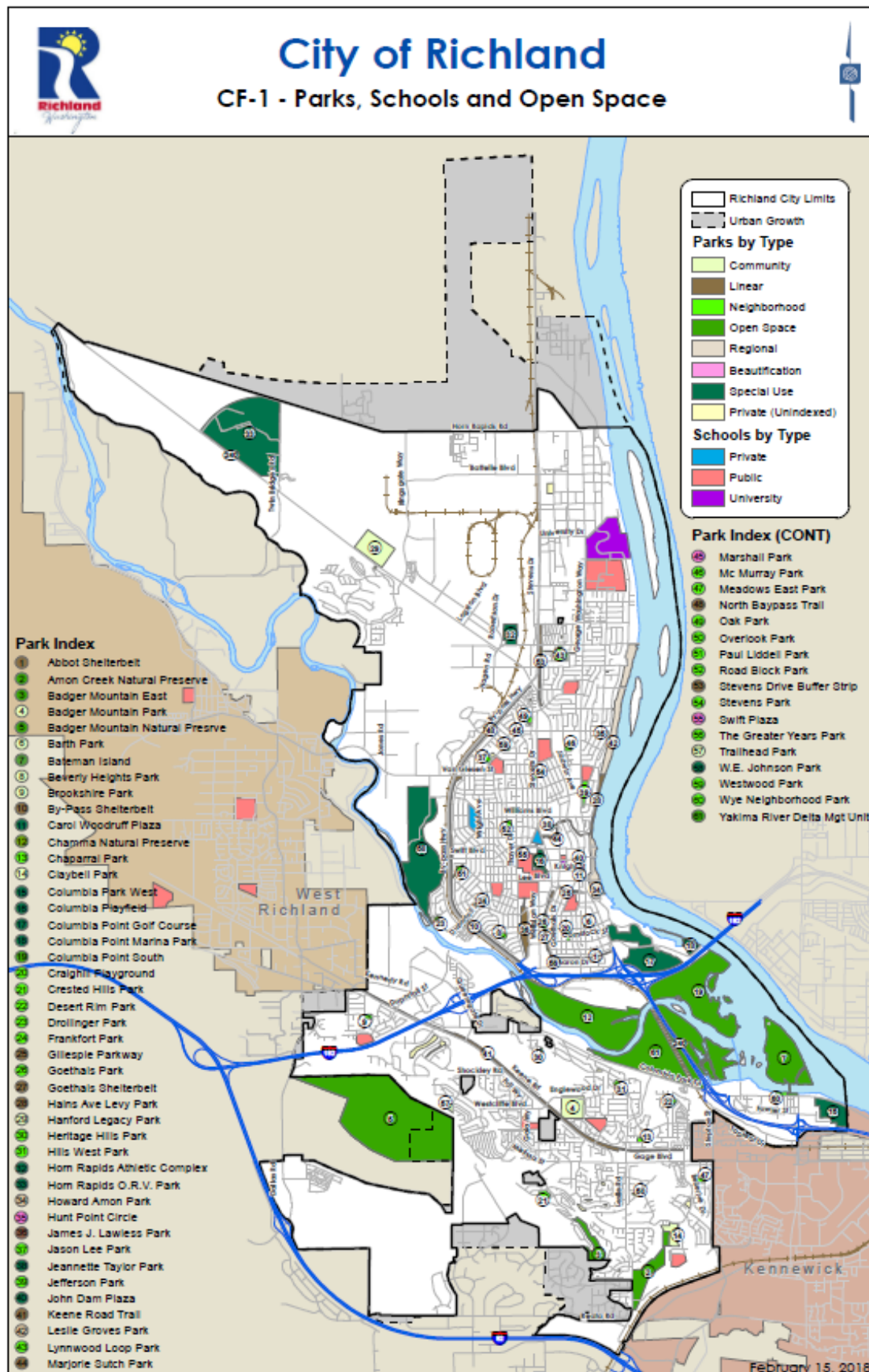


Figure 2 – EXISTING Comprehensive Plan

ANALYSIS

The proposed Comprehensive Plan map amendment proposes to replace the existing CF-1 map with an updated version. The proposed replacement map includes all existing data on the adopted CF-1 map, with the exception of Richland School District Facilities, and adds recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19. The map applies Citywide. The Parks and Recreation Commission recommend that Council approve this Comprehensive Plan amendment to include the addition of recreational trails on to map CF-1.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would result in the City's trail data being included on the Capital Facilities Map. This is important because various trail amenities are occasionally funded as Capital Facilities projects and, as a result, should be shown on the Capital Facilities Map.

ANALYSIS OF THE CITY OF RICHLAND ECONOMIC DEVELOPMENT DIVISION MAP UPDATE (CPA2022-102, Z2022-101 & EA2022-106)

DESCRIPTION OF PROPOSAL

The City of Richland Economic Development Department requests to amend the existing the Comprehensive Plan map for a City-owned parcel from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2).



Figure 3 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site consists of one 15.78-acre parcel (Parcel #116984000003001) currently split by the City View Drive right-of-way located immediately west of the southern approach to the Duportail Street bridge over the Yakima River. The segment of the parcel north of City View Drive is the subject of the current request (highlighted in red, above). No proposed map change is requested to the other segment of the 15.78-acre parcel located immediately south of the City View Drive intersection with Truman Avenue. This review will not make any greater efforts to describe, define, or detail this southerly segment of the parcel in what follows.

The subject site slopes down to the Yakima about sixty-five (65) feet from the intersection of City View Drive and Truman Avenue down to the small landing area at the northeasterly corner along Duportail Street. It is currently designated as High-Density Residential (HDR).

SURROUNDING ZONING AND LAND USES:

North: No Zoning, Columbia Irrigation District Canal Right-of-Way

- Immediately north of the subject site is the CID Irrigation Canal down the hill before reaching the Yakima River

East: Multiple-Family Residential Use (R-3), High-Density Residential (HDR)

- Developed Hills Community Mobile Home Park

South: Parks & Public Facilities (PPF), Public Facility (PBF)

- Home of City Shops, with numerous public facilities

West: Commercial, Limited-Business (C-LB) & Single-Family Residential (R-1-10), Commercial (COM) & Low-Density Residential (LDR)

- Property owned by the Department of Natural Resources and City of Richland, respectively, with limited current development.

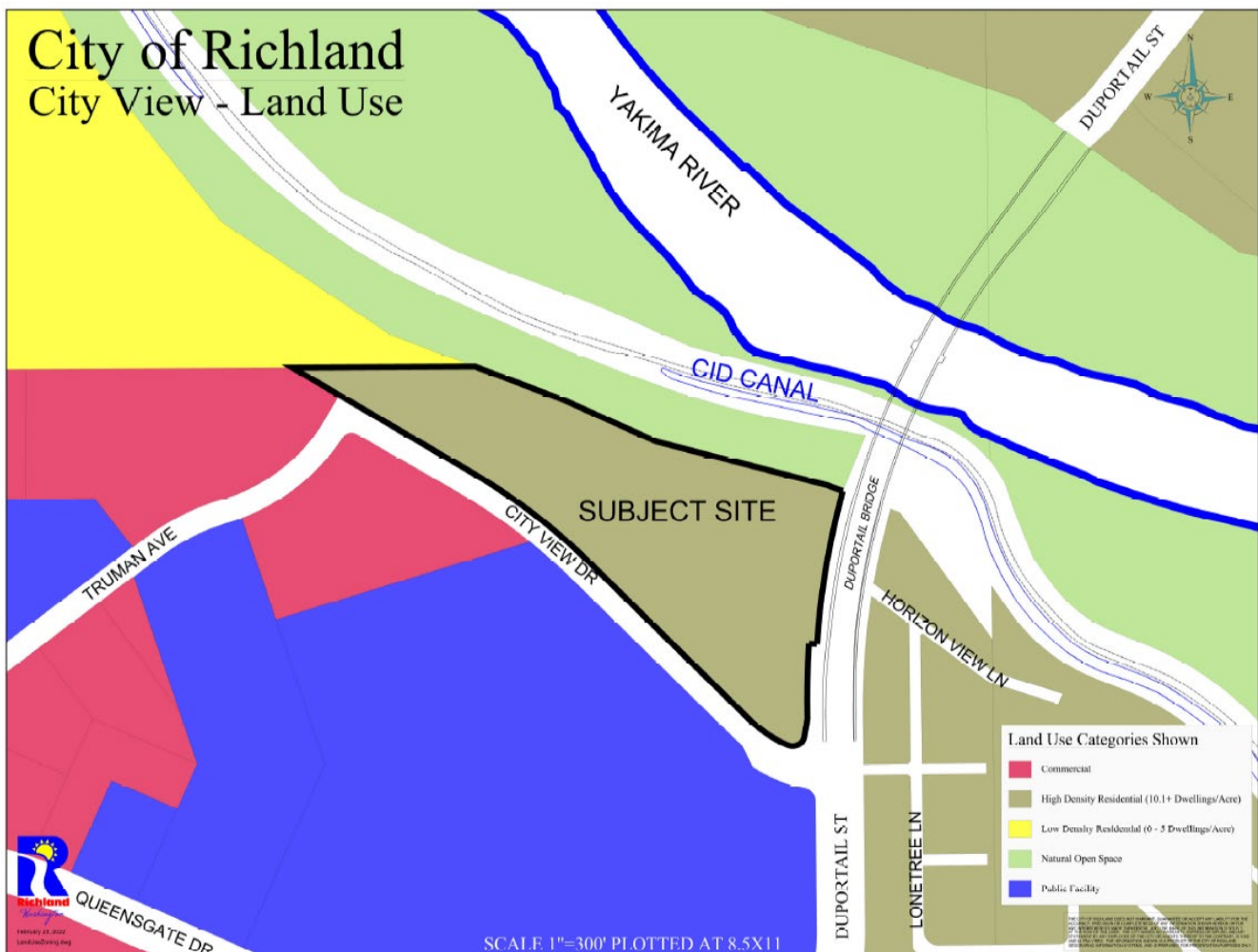


Figure 4 – EXISTING Comprehensive Plan

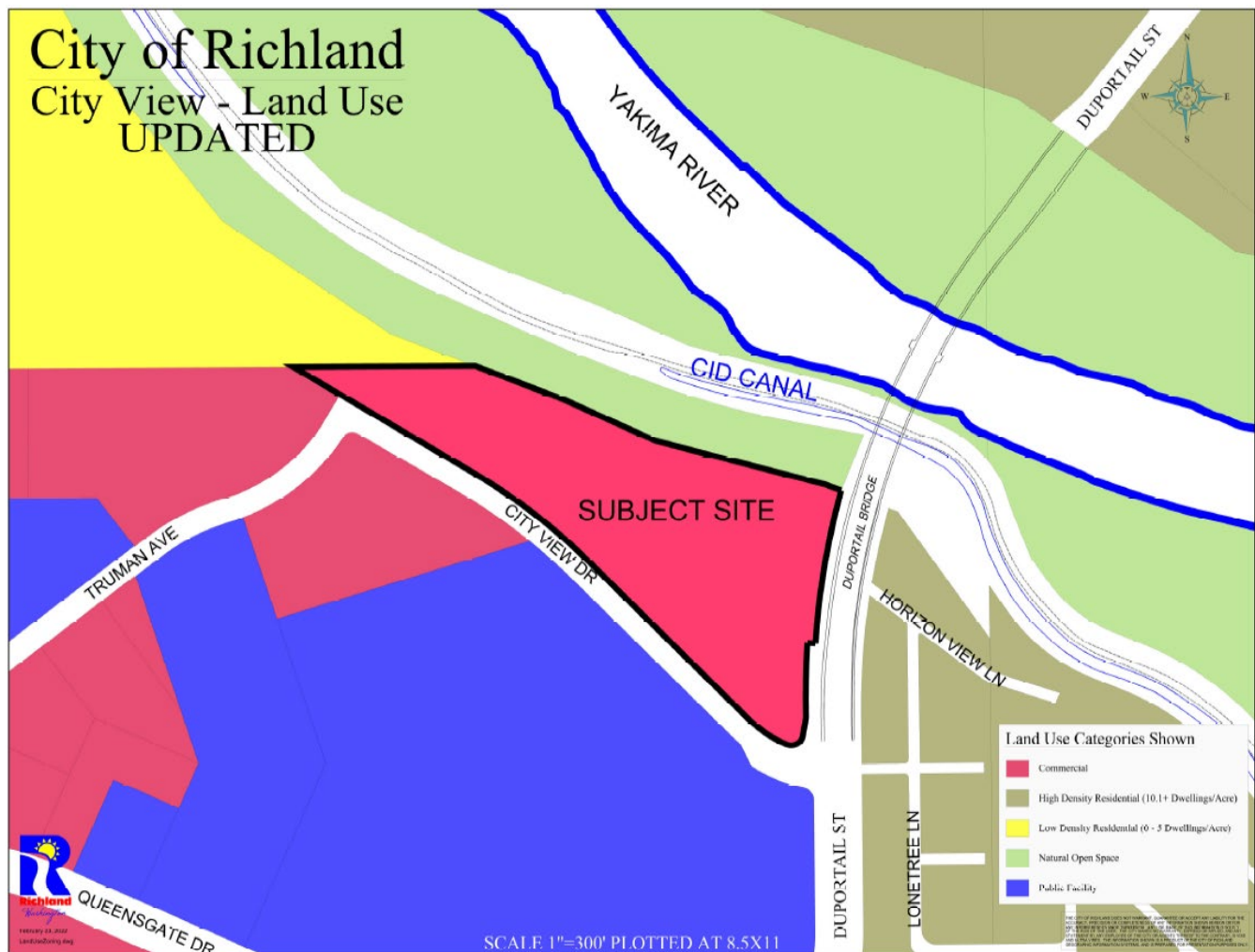


Figure 5 – PROPOSED Comprehensive Plan

COMPREHENSIVE PLAN

The site is currently designated as High-Density Residential (HDR) under the City's current Comprehensive Plan, while the request is to designate the site as Commercial (COM).

The Comprehensive Plan defines High-Density Residential lands as follows:

The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.

The Commercial land use category is described as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

ZONING

Property to the north has no traditional Zoning classification attached to it but is designated and managed as Natural Open Space (NOS), a Land Use Category. Across Duportail Street to the east is the Hills Mobile Home Park Community, classified under Multiple-Family Residential Use (R-3). To the south is the City Shops land operated by the City of Richland, zoned as Parks & Public Facilities (PPF). Lastly, lands to the west are zoned Commercial, Limited Business (C-LB) & Single-Family Residential (R-1-10) with no existing structural improvements adjacent to the subject site.

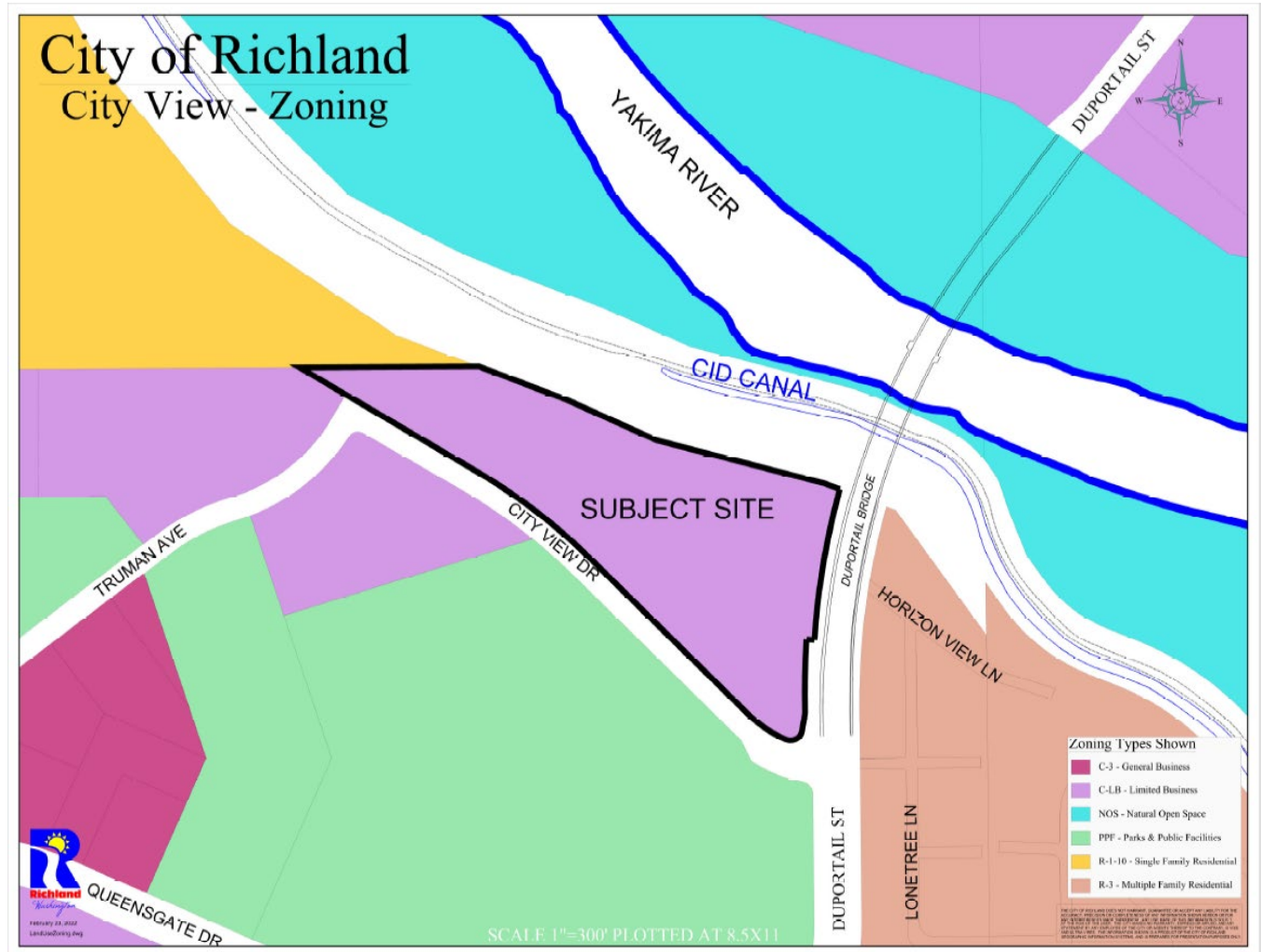


Figure 6 – EXISTING Zoning

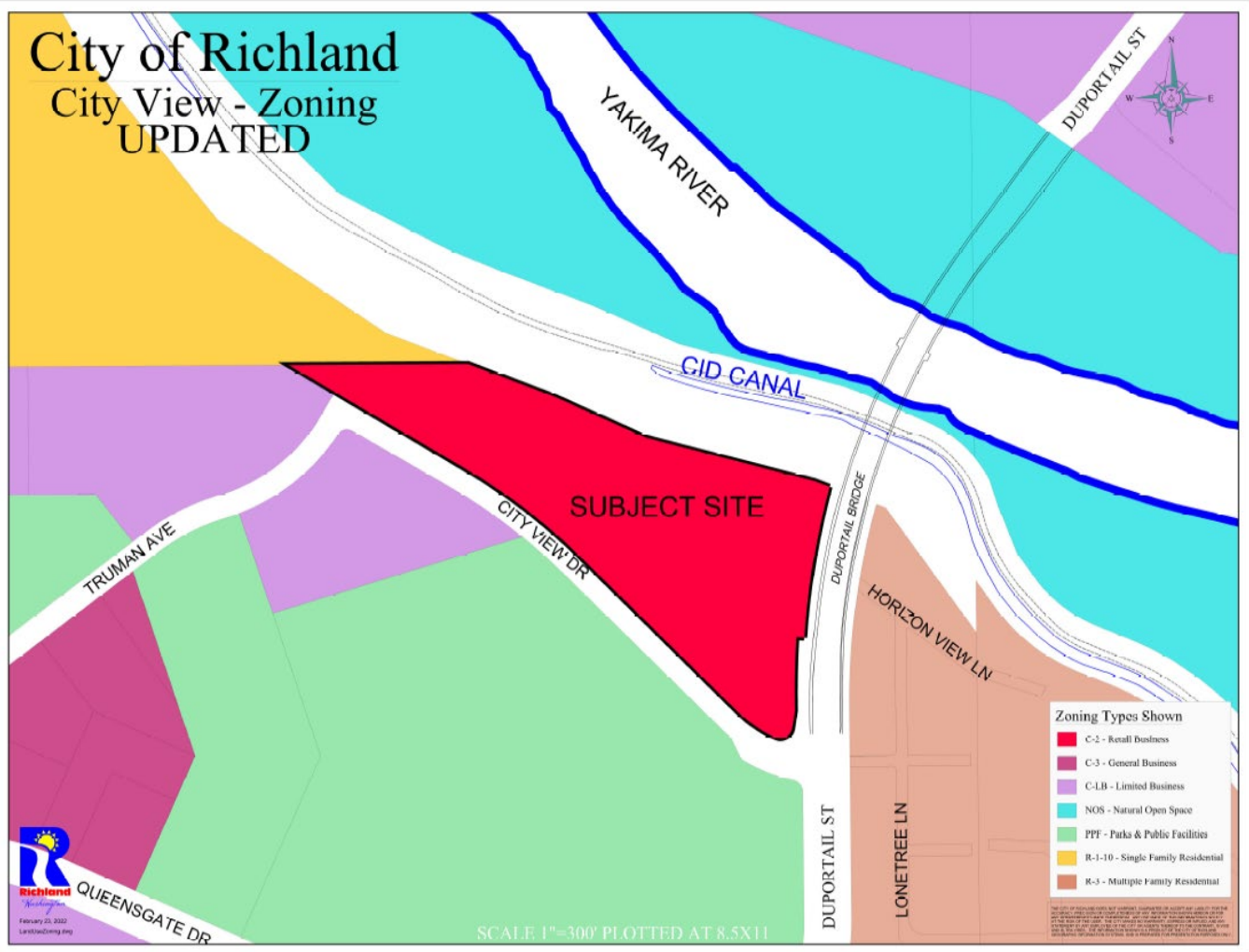


Figure 7 – PROPOSED Zoning

UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site within site boundaries or within the City View Drive right-of-way, and, have adequate capacity for future development. Only Natural Gas is further beyond the City View Drive right-of-way with the closest approach being within the Queensgate Drive / Duportail Street intersection.

TRANSPORTATION

Access to the site is via City View Drive and Truman Avenue, neither of which is currently paved adjacent to the parcel. While the site also contains frontage on Duportail Street, the City has placed limitations on the number and locations of access points directly onto Duportail for the purpose of enhancing safety and traffic flow.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2022 Comprehensive Plan Docket on November 4, 2022. No appeals or challenges to the city's Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested Comprehensive Plan change and subsequent change of zoning to Retail Business (C-2) appears to be consistent with the development patterns occurring within the City View area. The City plans to divide, then sell the

10-acre site to various commercial developers. The hope is that perhaps a restaurant, hotel and/or combinations thereof will occur in order to take advantage of the view overlooking the Yakima River. The proposed change is consistent with the Economic Development Department's plans for the area. Ultimately, the C-2 zone allows for most of the same uses as the C-LB zone; however, the C-2 zone allows quite a few more food service retail uses than the C-LB zone.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

The City has completed the construction of the Duportail Bridge, which has resulted in large amounts of traffic driving past the site on a daily basis. With the previous designation of High-Density Residential, the Commercial Limited Business zoning designation assumed that the site would be ripe for residential apartment-type development. However, the Economic and Development Division believes that highest and best use of the site is for commercial development, such as is allowed within the C-2 zoning district.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

The assumptions on which the current Comprehensive Plan is based took into consideration the establishment of residential apartment use and limited commercial activities at this site. However, as has been previously indicated, the Economic Development Division currently believes that the highest and best use of the site is for restaurant and hotel type developments as they have received a number of requests to purchase portions of the site for this type of use.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would provide additional areas for retail-related commercial development, as well as restaurants and hotels within the Queensgate commercial area.

Analysis of the Hayden Homes Application (CPA2022-103, Z2022-102 & EA2022-107)

DESCRIPTION OF PROPOSAL

Hayden Homes, LLC is proposing to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They are also requesting an associated rezone in which the property would change from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) in order to continue to develop single-family residential homes in a manner similar as those already constructed to the west of the proposed amendment site.

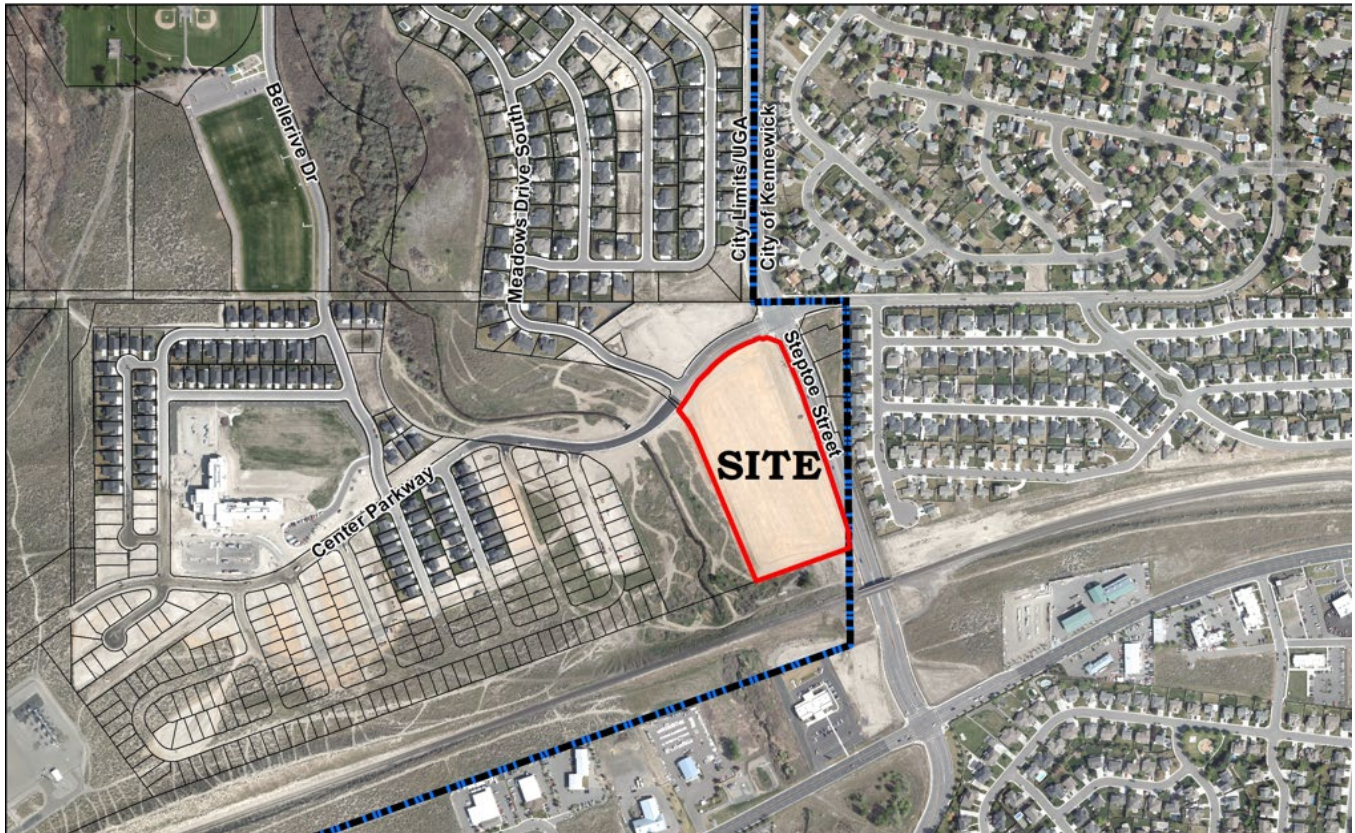


Figure 8 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 10.43 acres in size and is located at the southwest corner of the intersection of Steptoe Street and Center Parkway within the southwest corner of the city. The subject site is relatively flat and the property is known as Lot 9 of Clearwater Creek, Phase 3.

SURROUNDING ZONING AND LAND USES:

North: Neighborhood retail business use district (C-1), Commercial (COM)

- Across Center Parkway is land designated for commercial use and zoned neighborhood retail business (C-1). The parcel is also owned by Hayden Homes, LLC. and is likewise also originally a part of their Clearwater Creek, Phase 3 proposal.

East: Neighborhood retail business use district (C-1), Commercial (COM)

- Across Steptoe Street is one developed and tree vacant lots designated for commercial use and zoned neighborhood retail business (C-1).

South: No Zoning Classification, No Land Use Designation

- Immediately south of the subject site is an existing rail corridor with City Limits and Richland Urban Growth Area (UGA) on the southerly boundary of said rail corridor

West: Natural Open Space (NOS), Natural Open Space (NOS)

- The Amon Wasteway is immediately west of the subject site and is both zoned and designated under land use as Natural Open Space (NOS).

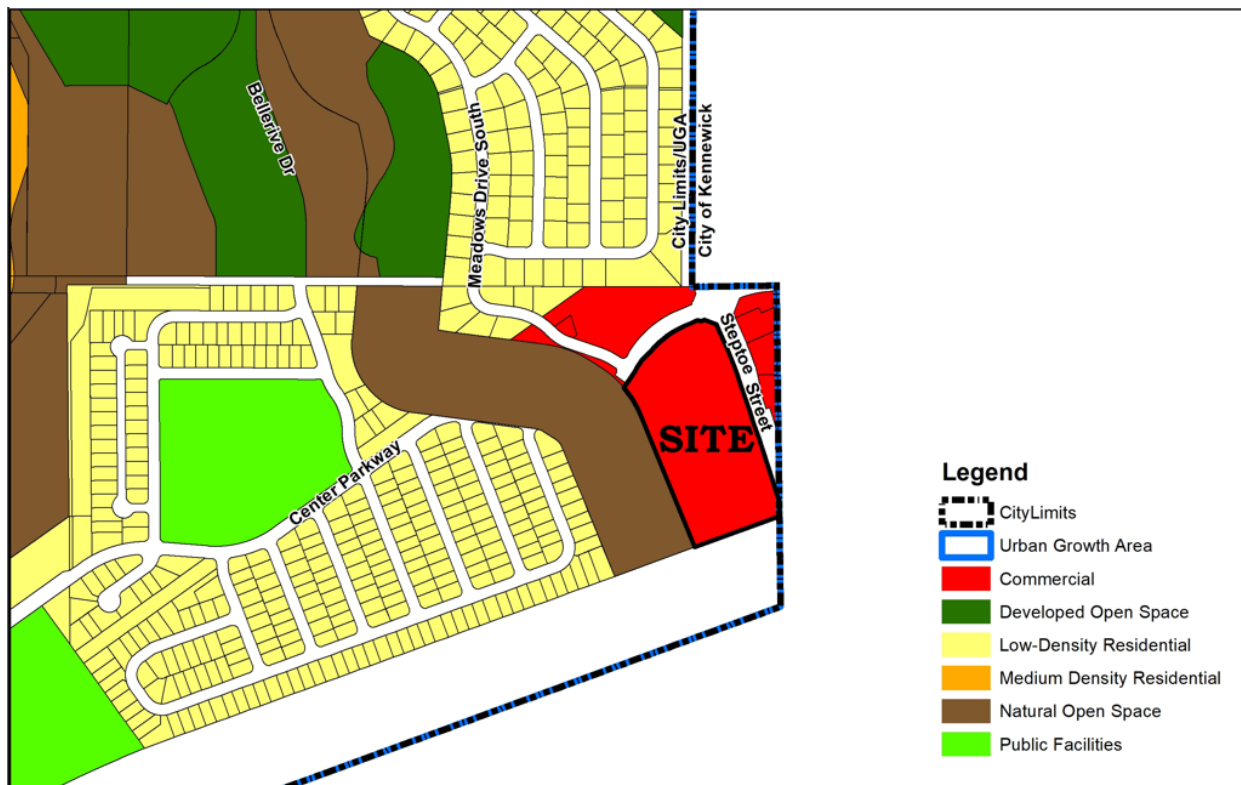


Figure 9 – EXISTING Comprehensive Plan

COMPREHENSIVE PLAN

The site is currently designated as Commercial (COM) under the City's current Comprehensive Plan. The site was originally planned to be residential at the time of Clearwater Creek Development and designated as Medium Density Residential (MDR) at the time. In 2013 the applicant then requested a land use redesignation to Commercial (COM) which was granted by the City. This application is to change the designation back to Medium Density Residential (MDR) as the applicant reports that there has been no commercial interest in the property since it began to be marketed as commercial in 2016. The developer desires to forgo their entitled development rights to provide commercial development opportunities in favor of providing housing at the site; this may indicate that the current market conditions induce a higher demand for housing construction over providing retail, service, or other commercial offerings at the site. Since the start of the Covid Pandemic in 2020, the City of Richland has seen a decline in new commercial construction starts as it appears that adequate supply is available for new commercial businesses to be developed within existing buildings (i.e., tenant improvements). While it is difficult to ascertain how long this trend may continue, it is anticipated that the strong housing market will continue within the region for the foreseeable future.

It should be noted that the City of Kennewick has designated land nearby as General Commercial, which may provide the commercial needs of Richland's Clearwater creek residential neighborhood. Alternatively, the northwest corner of Steptoe Street and Center Parkway has recently been rezoned to Neighborhood Commercial Business (C-1) and would also likely meet the future commercial needs for the area as it continues to develop.

The Comprehensive Plan defines Commercial (COM) land use category as follows:

The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.

The Medium Density Residential land use category is described as follows:

The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.

The Comprehensive Plan identifies the following goals and policies that pertain to this amendment request:

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 6 – Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.

ZONING

Currently, three out of four corners of the intersection are designated as Commercial (COM) and zoned C-1. If approved, the designation change and the associated rezone would leave five commercial lots to the northwest and southeast of the Steptoe Street/Center Parkway intersection.

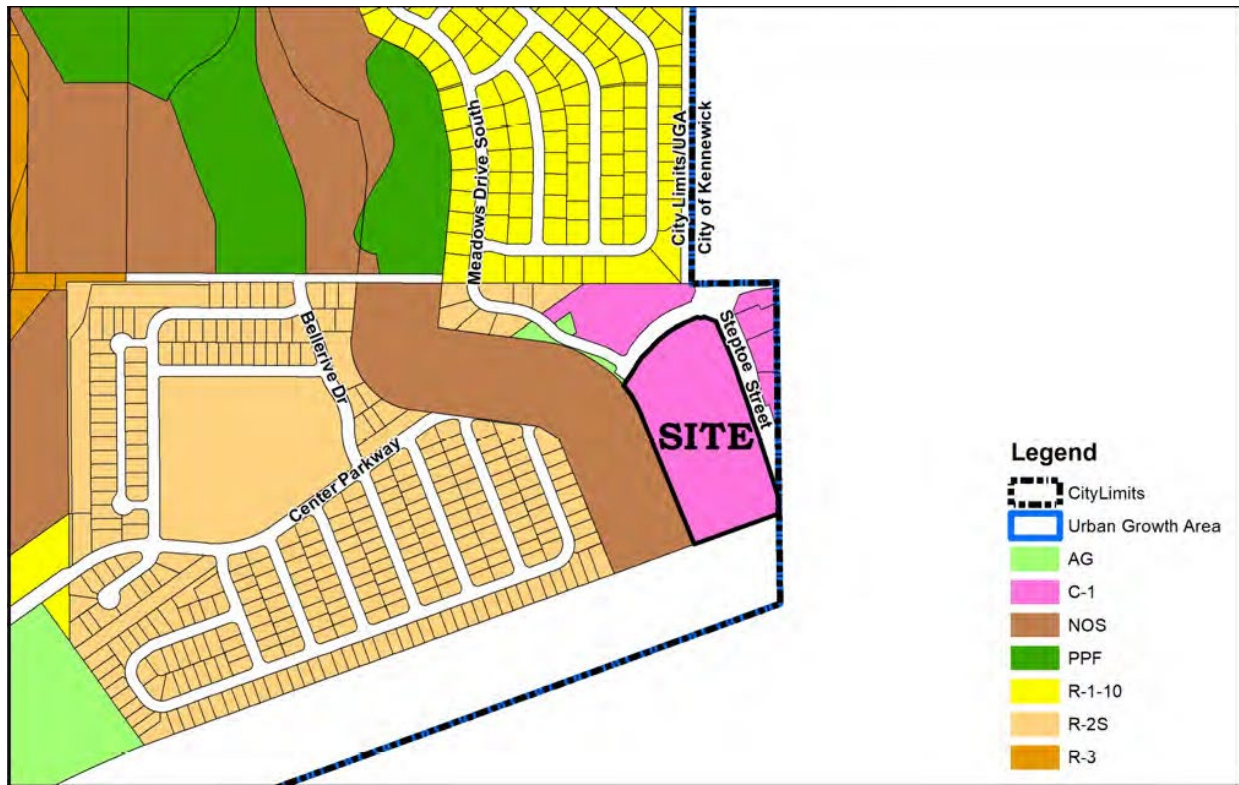


Figure 10 – EXISTING Zoning

UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

TRANSPORTATION

Access to the site is via Center Parkway which is a new street that was constructed as part of Clearwater Creek development. While the site also contains frontage on Steptoe Street, the City of Richland’s Public Works Department will require that access to/from the site be off of Center Parkway. It should be noted that the proposal, if approved, would change the allowed land uses from a more-intensive to a less-intensive type and would reduce the overall traffic at that intersection.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2022 Comprehensive Plan Docket on November 4, 2022. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested Comprehensive Plan change and subsequent change of zoning to Medium Density Residential Small (R-2S) would be consistent with the development pattern established by prior phases of Hayden Homes’ Clearwater Creek across Amon Wasteway. While typically it is desired to place commercial development at the intersections of major roadways, or along major roadways, this site, for whatever reason, has failed to develop into any form of commercial development (Steptoe Street is designated as a principal arterial and Center Parkway is designated as a major collector). Given the amount of available commercially zoned land in the area (both Richland and Kennewick), it appears that adequate land is available to meet the commercial needs of the area should this site be redesignated

and rezoned residential. It should be noted that adequate environmental protections are in place to prevent degradation of Amon Wasteway.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

This site was the subject of a Comprehensive Plan map amendment in approximately 2013 when it was redesignated from Medium Density Residential (MDR) to Commercial (COM). Since the property began being marketed for commercial development in 2016 the site has failed to produce any commercial development proposals that have come to fruition. While it is typically considered desirable to place commercial development at busy intersections the applicants desire to change the Comprehensive Plan designation from commercial to residential likely indicates that there is adequate commercial land elsewhere in the area. This could be a result of zoning and development activities within the City of Kennewick or elsewhere in Richland that are within close enough proximity to persuade developers to develop elsewhere.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

The Comprehensive Plan likely has the subject property listed for commercial use because common wisdom suggests commercial developments occur at busy intersections, such as at the intersection of Steptoe Street and Center Parkway, to best capture the latent attention of passersby. However, for whatever reason, the three (3) commercial properties in this area have only attracted the development interest of a Black Rock Coffee drive-thru (SE corner of the intersection). Other plans for the area have formerly included the construction of a car wash facility and a small strip mall; however, as of the date of this report, none of these developments have proceeded.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would provide additional areas for much needed residential development within the city.

Analysis of the Reata Ridge Tract “C” Application (CPA2022-104, Z2022-103 & EA2022-108)

DESCRIPTION OF PROPOSAL

Teresa Reents and Ken Hofstad are requesting to amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12).

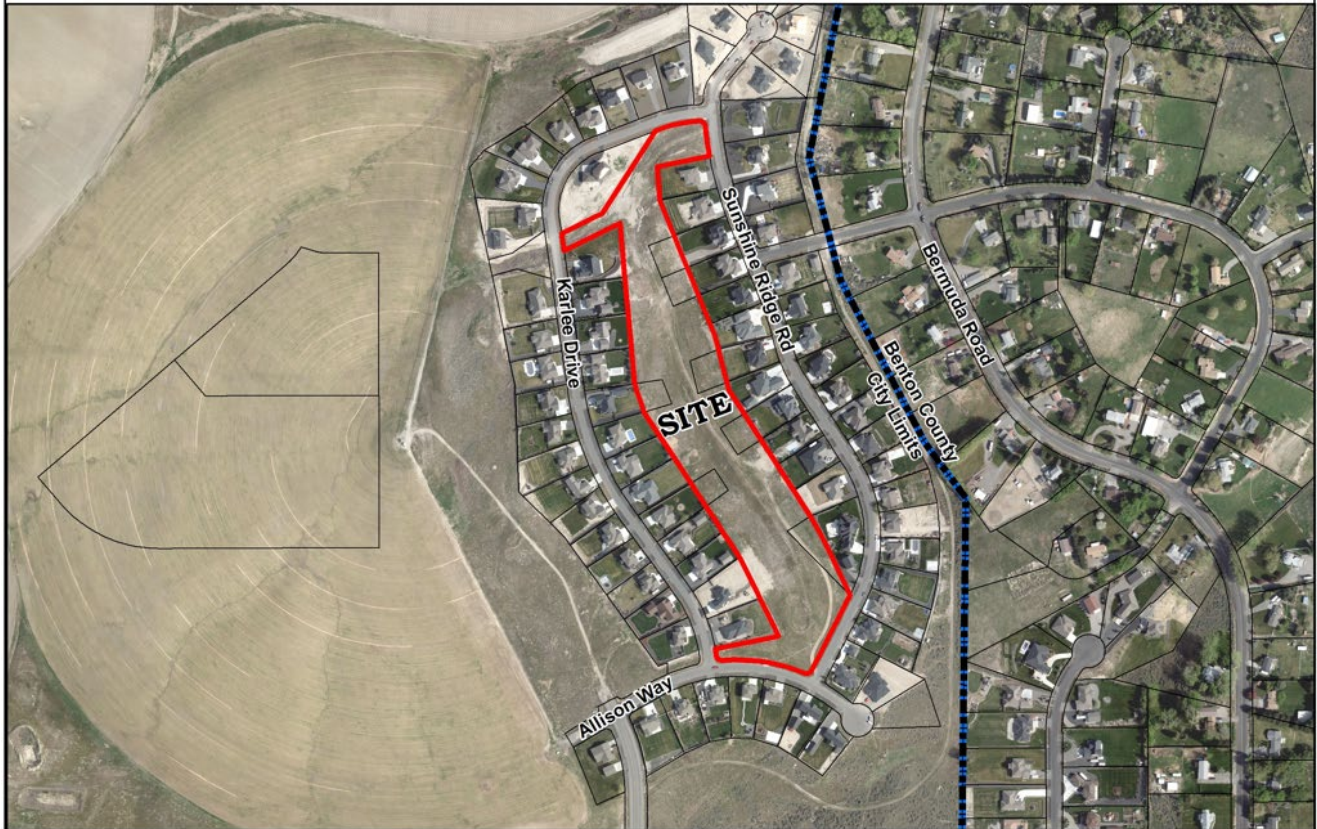


Figure 11 – Vicinity Map *(site highlighted in red)*

SITE DESCRIPTION & ADJACENT LAND USES

The site is approximately 12.9 acres in size and is located south and east of Karlee Drive, east of Sunshine Ridge Road and north of Allison Way within the Badger Mountain South Master Planned community. The subject site is predominately in the rear of houses on Sunshine Ridge Road and Karlee Drive, sloping gently eighty (80) feet from the highest point along Allison Way down in elevation to the north. Surrounding housing is near or almost near build-out.

SURROUNDING ZONING AND LAND USES:

North: R-1-12, single-family residential, Low-Density Residential (LDR)

East: R-1-12, single-family residential, Low-Density Residential (LDR)

South: R-1-12, single-family residential, Low-Density Residential (LDR)

West: R-1-12, single-family residential, Low-Density Residential (LDR)

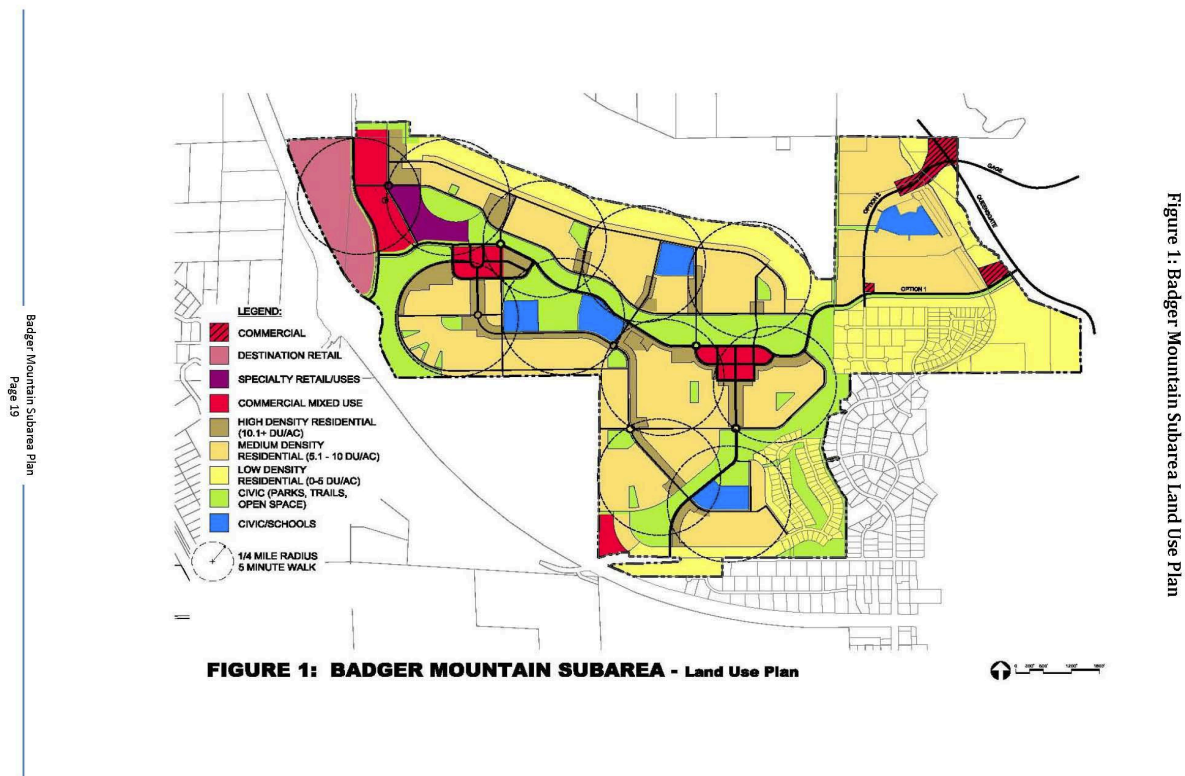


Figure 12 – EXISTING Comprehensive Plan

COMPREHENSIVE PLAN

Teresa Reents & Ken Hofstad are proposing to amend the Land Use Map for approximately 12.9 acres of land from Badger Mountain South Subarea Civic (BMS-Civic) to Low Density Residential (LDR) and rezone the site from BMS LUDR to Single -Family Residential (R-1-12). (Portion of Parcel Numbers 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011). As indicated above the site is designated as Civic by the Badger Mountain South Subarea Plan. This plan is a sub-component of the City of Richland Comprehensive Plan and as such, acts as the guiding document for the City's 20-year planning horizon.

The subject property was originally owned by Nor Am Investment, LLC; however, it was sold to Teresa Reentz several years ago as Nor Am had determined that due to the lack of adjacency to their other properties it was no longer in their interest to retain ownership. As the property was originally owned by Nor Am, it was designated as Civic by the Badger Mountain South Subarea Plan and the Land Use Development Regulations (LUDR) that were adopted in 2010. Now that the property is no longer owned by Nor Am, but rather private individuals (Reentz, Hofstad and others as a result of various boundary line adjustments), it has been determined that changing the zoning classification from LUDR (Civic) to Low-Density Residential (R-1-12) is in the best interest of all parties involved as the current LUDR classification of Civic does not allow the current landowners much opportunity for development. As the Planning Commission members may recall, this site is also subject to removal from the LUDR as part of the overall LUDR update that the City has been working on in 2022. Changing the Comprehensive Plan designation and zoning classification is a secondary component to the LUDR amendments. Ultimately, both the LUDR amendment(s) and this Comprehensive Plan/Zoning amendment will need to occur in order for the landowners to be able to utilize their

land as they desire.

After discussions with the owners, it was determined that the land in question should be designated as Low-Density Residential, same as the surrounding properties. This land use classification would allow the site to be rezoned to R-1-12, which is the same as the surrounding properties.

ZONING

The property is currently zoned Civic by the LUDR. In order to be consistent with the properties adjacent to and surrounding the site, the applicant has requested that the zoning be changed to R-1-12.



Figure 13 – EXISTING Zoning (Subject property)

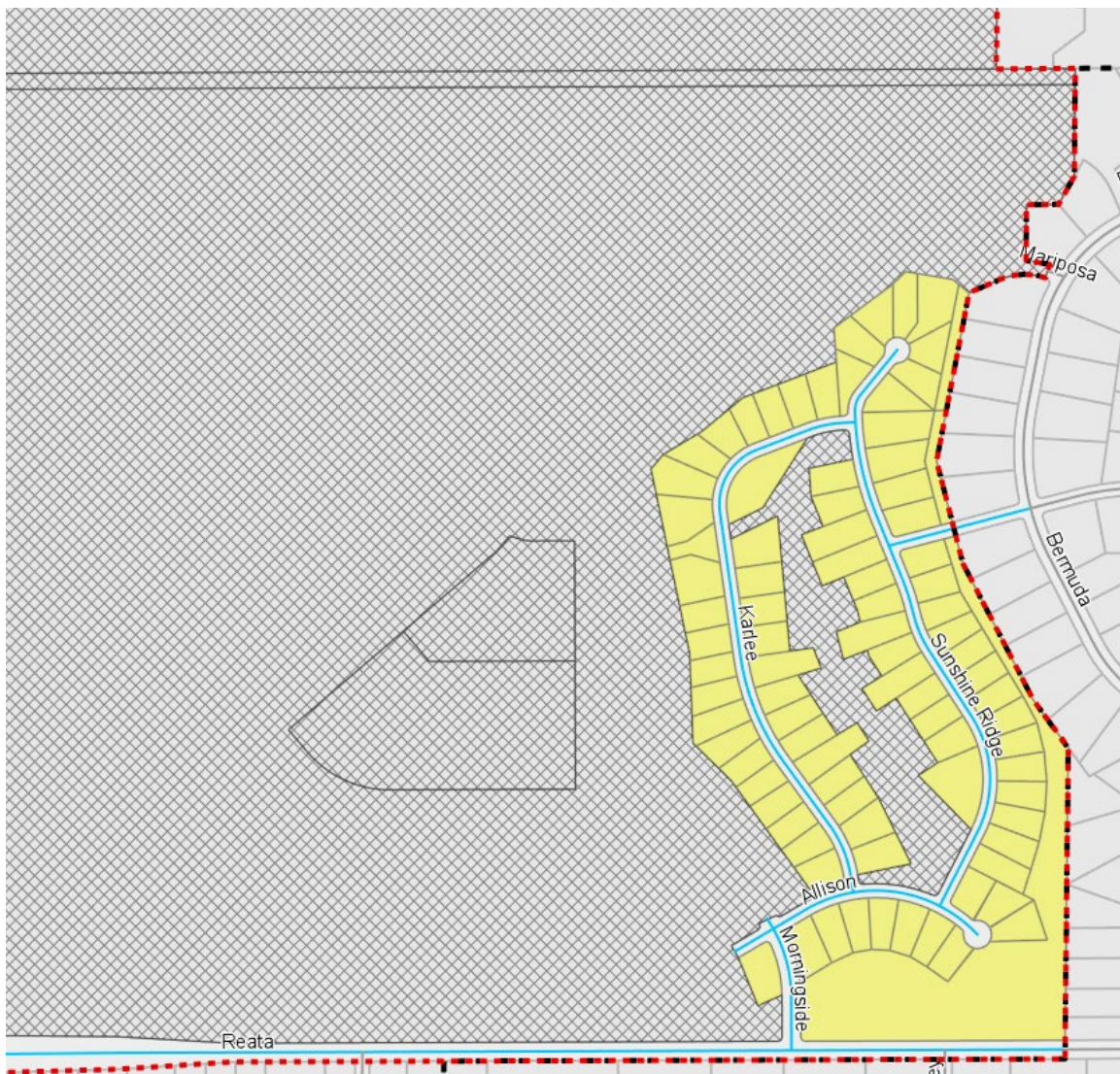


Figure 14 – EXISTING Zoning (Surrounding properties)

UTILITY AVAILABILITY

The site currently has access to public water and electrical from the City of Richland. Public sewer will be located several hundred feet from the site once the South Orchard subdivision gets developed; however, it is not anticipated that the subject property, nor the ones surrounding it will be connected. All of the properties abutting Tract “C” were originally developed in the County and as such, rely on private on-site septic systems.

TRANSPORTATION

Access to the site is via the Karlee Drive, Sunshine Ridge Road intersection or Allison Way, Karlee Drive intersection. Reata Road and Bermuda Road are the main means of ingress/egress to the area just to the east and south of the surrounding neighborhood.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2022 Comprehensive Plan Docket on November 4, 2022. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

ANALYSIS

The requested Comprehensive Plan change and subsequent change of zoning to Low-Density Residential (R-1-12) will be consistent with the development patterns surrounding the site and will allow the owners the ability to develop their properties in a consistent manner with their existing homes.

APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the Comprehensive Plan?

The ownership of the property has changed hands and Nor Am has determined that the land is no longer part of their development interests.

2. Are the assumptions upon which the Comprehensive Plan is based no longer valid, or is new information available which was not considered during the initial Comprehensive Plan adoption process or during previous annual amendments?

As indicated above, the ownership of the site has recently changed. The previous owners of the property owned the property and it was assumed that it would be kept as open space (Civic) to account for some of the open space requirements of the overall Badger Mountain South Planned Unit Development. However, Nor Am has sold the property and subsequent boundary line adjustment have occurred, which results in the land no longer being of interest to Nor Am. In order to help facilitate use of the property for the adjacent owners, the City recommends that the subject properties be rezoned to R-1-12 and removed from the LUDR.

SUMMARY

Approval of the proposed Comprehensive Plan amendment would allow owners to utilize their property in a manner consistent with their homes and would rectify a regulatory issue that has proven difficult to overcome.

ASSOCIATED REZONE ANALYSIS

The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning. As a result, any time land use designations are changed the underlying zoning district must be brought into conformance with the Comprehensive Plan. The city is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designation authorized by the passage of the four (4) above listed Comprehensive Plan amendment applications.

The associated rezones must be a separate action by the Planning Commission and must result in the re-zoning of lands so that the underlying zoning regulations are consistent with the intent and goals of the City's Comprehensive Plan. Failure to have the zoning designations match the underlying Comprehensive Plan designation usually results in "spot-zoning", which is not allowed in the State of Washington.

In determining whether an area shall be rezoned, the planning commission and city council should consider how the proposed area-wide rezone implements the Comprehensive Plan, growth management act and benefits the community.

1. The manner in which the proposed rezone conforms to patterns in adjacent zones;

The proposed rezones would not result in any non-conformities as it would just effectuate the intent of the already approved Comprehensive Plan changes. Denial of the rezoning would result in a situation in which the zoning districts are out of compliance with, and do not effectuate, the Comprehensive Plan.

2. The benefits or detriments accruing to the city which would result from the approval of the associated rezones;

Benefits to the city as a result of the granting of the associated rezones come primarily in the form of additional tax revenue due to the creation of additional housing and additional commercial development.

3. Impacts on the environment and public safety.

Both the change in land-use designation and subsequent area-wide rezoning have been reviewed by the City of Richland and other local and state agencies for compliance with the State of Washington's Growth Management Act and State Environmental Policy Act (SEPA).

SEPA THRESHOLD DETERMINATION:

The City of Richland issued a Determination of Non-Significance (DNS) for the proposed Comprehensive Plan amendment and associated rezoning on November 4, 2022 (EA2022-133). No challenges or appeals to the SEPA Determination of Non-Significance (DNS) were filed.

RECOMMENDATION:

1. Staff recommends that all text and map amendments included in the 2022 Comprehensive Plan Docket be incorporated into the City's official Comprehensive Plan Document.
2. Staff recommends that the associated rezoning be approved, on condition of approval of the Comprehensive Plan amendment.

Alternatives:

- a. Recommend approval of the amendments and subsequent associated rezones as proposed.
- b. Hold additional public hearings

- c. Modify the proposed changes before forwarding the document to council.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019, 2020 and again in 2021) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.
7. The 2022 Comprehensive Plan amendment (docket) will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2022 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2022.
3. Four (4) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 26, 2022 to review the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on May 17, 2022 establishing the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on November 22, 2022.
7. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on November 4, 2022 for the proposed 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket (EA2022-133).

8. On November 4, 2022 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
9. On November 22, 2022 the City of Richland provided Notice of Public Hearing to be held on December 14, 2022 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. Public Hearing Notice signs were posted on, or near, the three (3) properties which had submitted applications for consideration by November 23, 2022.
11. All public notification requirements for the public workshops and public hearings were met.
12. CPA2022-101 consists City of Richland Parks and Public Facilities application to replace the existing CF-1 map within the text of the Comprehensive Plan with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.
13. CPA2022-102 consists of City of Richland Economic Development Department request to amend the existing the Comprehensive Plan map for a City-owned parcel from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of parcel number 116984000003001).
14. CPA2022-103 consists of an application by Hayden Homes, LLC to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They also request an associated rezone in which the property from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
15. CPA2022-104 consists of an application by Teresa Reents and Ken Hofstad requesting to amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). (Parcel Number 104884030009000 and portions of Parcel Numbers: 104884030004011, 104884030004010, 104884030004007, 104884030004005, 104884030004001, 104884030005011 & 104884030005007).
16. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and, will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton

County planning policies and other applicable local and state policies, agreements, and laws.

22. The proposed amendments will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
25. The city is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the four (4) applications.

RECOMMENDED MOTION:

1. I move that the Planning Commission adopt the findings, conclusions, and recommendation found in the staff report and recommend City Council approve the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
2. I move that the Planning Commission adopt the findings, conclusions and recommendation found in the staff report and recommend City Council approval of the associated rezones.

ATTACHMENTS:

1. Notice of Intent to Adopt Amendment (60-Days Prior to Adoption)
2. Public Notice
3. SEPA Determination of Non-Significance – 2022 Docket
4. File No. CPA2022-101 (City of Richland CF-1 Map Amendment - Citywide)
5. File Nos. CPA2022-102 & Z2022-101 (City of Richland – Economic Development Div. – City View)
6. File Nos. CPA2022-103 & Z2022-102 (Hayden Homes, LLC – Clearwater Creek)
7. File Nos. CPA2022-104 & Z2022-103 (Teresa Reentz and Ken Hofstad – Reata Ridge Tract "C")
8. Agency/Public Remarks and Comments



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☒ 60-Day Notice of Intent to Adopt Amendment. ☐ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☐ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☒ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: <i>“Proposed comprehensive plan amendment for the GMA periodic update.”</i> or <i>“Adopted Ordinance 123, adoption amendment to the sign code.”</i> (Maximum 400 characters).	Proposed 2022 Comprehensive Plan Annual Amendment and associated Rezones.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: December 14, 2022 City Council: January 17, 2022 Proposed / Date of Adoption: January 17, 2022
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

11/08/2022

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2022-S-4512--60-day Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendments to the City of Richland's Comprehensive Plan and Development Regulations (2022)

We received your submittal on 11/07/2022 and processed it with the Submittal ID 2022-S-4512. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 01/06/2023.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Steve Davenport, (360) 725-4023.

Sincerely,

Review Team
Growth Management Services

EXHIBIT 2



CITY OF RICHLAND NOTICE OF PUBLIC HEARING FOR THE 2022 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on Wednesday, December 14, 2022 at 6:00 p.m. in the Richland City Council Chambers to consider proposed amendments to the City's adopted comprehensive plan and zoning ordinance. You are receiving this notice because you are the applicant or own property located within 300 feet of one of the proposed amendment locations. The proposed amendments are as follows:

- **CPA2022-101:** The City of Richland Parks & Public Facilities is proposing an update to the existing version of its Capital Facilities Map that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.
- **CPA2022-102 & Z2022-101:** The City of Richland Economic Development Department is proposing to amend the Land Use Map to change the current land use designation for approximately 10 acres of land on City View Drive from High Density Residential (HDR) to Commercial (COM), and the underlying zoning district from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of Parcel Number 116984000003001).
- **CPA2022-103 & Z2022-102:** Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
- **CPA2022-104 & Z2022-103:** Teresa Reents & Ken Hofstad are proposing to amend the Land Use Map for approximately 12.9 acres of land from Badger Mountain South Subarea Civic (BMS-Civic) to Low Density Residential (LDR) and rezone the site from BMS LUDR to Single - Family Residential (R-1-12). (Portion of Parcel Numbers 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011).

Environmental Review: The proposals are subject to environmental review. As lead agency, the City of Richland reviewed the project(s) for probable adverse environmental impacts and issued a determination of non-significance (DNS) for these amendments on November 4, 2022. The end of the SEPA comment period was November 18, 2022.

Any person desiring to express their views or to be notified of any decisions pertaining to any of these amendment requests should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, Richland, WA 99352. Comments may also be emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Wednesday, December 7, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. The requested amendment materials are available to the public and can be viewed at www.ci.richland.wa.us. The staff report and recommendation will be available on the city's website beginning Thursday, December 8, 2022. ***All interested persons are invited to attend the meeting in person and provide testimony. Richland City Council Chambers – 625 Swift Boulevard, Richland, WA.***

Please publish the following:

Type of Legal Ad: Public Hearing Notice

Date(s) of Publication: Sunday, November 27, 2022

Richland's TCH Account:
450543

For Invoice Text Box on TCH Invoice PC PHN – CPA2022-105
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jen Anderson (TF)

CITY OF RICHLAND NOTICE OF PUBLIC HEARING

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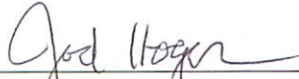
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AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 22nd day of November, 2022, I mailed a copy of the attached NOTICE OF PUBLIC HEARING FOR THE 2022 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE (CPA2022-101, CPA2022-102 & Z2022-101, CPA2022-103 & Z2022-102, and CPA2022-104 & Z2022-103) to the attached list of individuals via regular USPS or email on the date indicated above. The Richland Planning Commission will conduct a public hearing at 6:00 p.m. on Wednesday, December 14, 2022.


Signed: Jodi Hogan

SIGNED AND SWORN to before me this 22nd day of November 2022 by Jodi Hogan.




Notary Public in and for the State of Washington,


Print Name
Residing at 125 Swift Blvd 99352
My appointment expires: 4-25-23



CITY OF RICHLAND

NOTICE OF PUBLIC HEARING FOR THE 2022 CITY OF RICHLAND ANNUAL COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS UPDATE

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CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

DEPT OF NATURAL RESOURCES

PO BOX 47016

OLYMPIA, WA 98504-7016

GOVERNMENT

CORP OF ENGINEER

0

CITY OF RICHLAND

625 SWIFT BLVD. MS-09

RICHLAND , WA 99352

BENTON COUNTY EMERGENCY MGMNT

CITY OF RICHLAND

RICHLAND, WA 99352-3510

CITY OF RICHLAND

625 SWIFT BLVD

RICHLAND , WA 99352

THE HILLS COMMUNITY

PO BOX 1050

NORTH BEND, WA 98045

SplitType	geo_id	tca	owner	addr_line1
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD. MS-09
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD. MS-09
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD. MS-09
1	1.16984E+14	R5	BENTON COUNTY EMERGENCY MGMNT	CITY OF RICHLAND
1	1.16982E+14	R5	DEPT OF NATURAL RESOURCES	PO BOX 47016
1	1.16984E+14	R5	CITY OF RICHLAND	625 SWIFT BLVD
1	1.16981E+14	R5	GOVERNMENT	CORP OF ENGINEER
1	1.16984E+14	R5	THE HILLS COMMUNITY	PO BOX 1050

addr_line2	addr_state	addr_city	addr_zip	situs_num	situs_street_prefix
	WA	RICHLAND	99352	630	
	WA	RICHLAND	99352	2700	
	WA	RICHLAND	99352		
ATTN: ACCOUNTS PAYABLE	WA	RICHLAND	99352-3510	651	
	WA	OLYMPIA	98504-7016	3500	
	WA	RICHLAND	99352	625	
			0		
	WA	NORTH BEND	98045	2427	

situs_street	situs_street_sufix	situs_city	situs_state	situs_zip	situs_unit
TRUMAN AVE		RICHLAND	WA	99352	
DUPORTAIL	ST	RICHLAND	WA		
CITY VIEW DR			WA		
TRUMAN AVE		RICHLAND	WA	99352	
CITY VIEW	DR	RICHLAND	WA	99352	
TRUMAN AVE		RICHLAND	WA	99352	
UNDETERMINED			WA		
YUMA LN		RICHLAND	WA	99352	

O'DONNELL JAMES A & COROLYN T

2624 TIGER LN

RICHLAND, WA 99352

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

HOANG THIEC C & NGO THUY B

2612 TIGER LANE

RICHLAND, WA 99352

RICHLAND 132 LLC

2464 SW GLACIER PLACE STE 110

REDMOND, OR 97756

CLEARWATER CREEK HOA

C/O THE MANAGEMENT TRUST

TIGARD, OR 97281

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

BUSH TRUSTEES TIMOTHY T & KATHRYN L

3019 DUPORTAIL ST STE #226

RICHLAND, WA 99352

SplitType	geo_id	tca	owner
1	1.36984E+14	R3	O'DONNELL JAMES A & COROLYN T
1	1.36984E+14	R3	HOANG THIEC C & NGO THUY B
1	1.01881E+14	R2	RICHLAND 132 LLC
1	1.01881E+14	R2	RICHLAND 132 LLC
1	1.01881E+14	R2	RICHLAND 132 LLC
1	1.01881E+14	R2	CLEARWATER CREEK HOA
1	101881BP5258001	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L
1	101881BP5258002	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L
1	101881BP5258003	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L
1	101881BP5258004	R2	BUSH TRUSTEES TIMOTHY T & KATHRYN L

addr_line1	addr_line2	addr_state	addr_city	addr_zip	situs_num
2624 TIGER LN		WA	RICHLAND	99352	2624
2612 TIGER LANE		WA	RICHLAND	99352	2612
2464 SW GLACIER PLACE STE 110		OR	REDMOND	97756	
2464 SW GLACIER PLACE STE 110		OR	REDMOND	97756	2725
2464 SW GLACIER PLACE STE 110		OR	REDMOND	97756	2701
C/O THE MANAGEMENT TRUST	PO BOX 23099	OR	TIGARD	97281	839
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9039
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9025
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9053
3019 DUPORTAIL ST STE #226		WA	RICHLAND	99352	9067

situs_street_prefix	situs_street	situs_street_sufix	situs_city	situs_state	situs_zip
	TIGER LN		RICHLAND	WA	99352
	TIGER LN		RICHLAND	WA	99352
	UNDETERMINED		RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	MEADOWS	DR S	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352
	STEPTOE	ST	RICHLAND	WA	99352

situs_unit

WARREN JAMES A & JUDY L

305 N QUEBEC ST

KENNEWICK,, WA 99336

PANTELEYEV PAVEL & INNA

215 N QUEBEC ST

KENNEWICK,, WA 99336

KORF MARINA Y & ALEKANDR M

207 N QUEBEC ST

KENNEWICK,, WA 99336

HOWARD LOWELL E & KYUNG S

105 N QUEBEC ST

KENNEWICK,, WA 99336

FREITAG TODD

87 N QUEBEC ST

KENNEWICK,, WA 99336

RENDERS JOSEPH M & ASHLEY T

57 N QUEBEC ST

KENNEWICK,, WA 99338

PACK BRANDON RAY & KIMBERLY N

27 N QUEBEC ST

KENNEWICK,, WA 99338

STEWART CODY M

8934 W BRUNEAU PL

KENNEWICK,, WA 99336

BISCONER PAM

8906 W BRUNEAU AVE

KENNEWICK,, WA 99336

QUIGLEY RICHARD N & SHERRIE L

8904 W CLEARWATER PL

KENNEWICK,, WA 99336

CHEN GRACE & WELSH KEITH MILTON

301 N QUEBEC ST

KENNEWICK,, WA 99336

ANDRESEN MICHAEL W & KRISTINE M

211 N QUEBEC ST

KENNEWICK,, WA 99336

BARTON BAX R

203 N QUEBEC ST

KENNEWICK,, WA 99336

ANEMA RICHARD J & MARYILYN E

101 N QUEBEC ST

KENNEWICK,, WA 99336

KEEN JESSE L & KIMBERLEE N

71 N QUEBEC ST

KENNEWICK,, WA 99338

REFFALT TOMMY J

43 N QUEBEC ST

KENNEWICK,, WA 99338

STEWART JOSHUA STEVEN

8925 W BRUNEAU PL

KENNEWICK,, WA 99338

RUIZ MANUEL

8907 W BRUNEAU AVE

KENNEWICK,, WA 99336

NIPP KATHY M & MARK A

8905 W CLEARWATER PL

KENNEWICK,, WA 99336

Names	Adress	City
WARREN JAMES A & JUDY L	305 N QUEBEC ST	KENNEWICK,
CHEN GRACE & WELSH KEITH MILTON	301 N QUEBEC ST	KENNEWICK,
PANTELEYEV PAVEL & INNA	215 N QUEBEC ST	KENNEWICK,
ANDRESEN MICHAEL W & KRISTINE M	211 N QUEBEC ST	KENNEWICK,
KORF MARINA Y & ALEKANDR M	207 N QUEBEC ST	KENNEWICK,
BARTON BAX R	203 N QUEBEC ST	KENNEWICK,
HOWARD LOWELL E & KYUNG S	105 N QUEBEC ST	KENNEWICK,
ANEMA RICHARD J & MARYILYN E	101 N QUEBEC ST	KENNEWICK,
FREITAG TODD	87 N QUEBEC ST	KENNEWICK,
KEEN JESSE L & KIMBERLEE N	71 N QUEBEC ST	KENNEWICK,
RENDERS JOSEPH M & ASHLEY T	57 N QUEBEC ST	KENNEWICK,
REFFALT TOMMY J	43 N QUEBEC ST	KENNEWICK,
PACK BRANDON RAY & KIMBERLY N	27 N QUEBEC ST	KENNEWICK,
STEWART JOSHUA STEVEN	8925 W BRUNEAU PL	KENNEWICK,
STEWART CODY M	8934 W BRUNEAU PL	KENNEWICK,
RUIZ MANUEL	8907 W BRUNEAU AVE	KENNEWICK,
BISCONER PAM	8906 W BRUNEAU AVE	KENNEWICK,
NIPP KATHY M & MARK A	8905 W CLEARWATER PL	KENNEWICK,
QUIGLEY RICHARD N & SHERRIE L	8904 W CLEARWATER PL	KENNEWICK,

State	Zip
WA	99336
WA	99336
WA	99336
WA	99336
WA	99336
WA	99336
WA	99336
WA	99336
WA	99336
WA	99338
WA	99338
WA	99338
WA	99338
WA	99338
WA	99336
WA	99336
WA	99336
WA	99336
WA	99336

SplitType	geo_id	tca	owner
1	1.04884E+14	R2	JANSKY JASON A & LANINYA G
1	1.04884E+14	R2	PRATT MICHAEL D & KIRSTEN C
1	1.04884E+14	R2	CLARK BENJAMIN J & CINDY N
1	1.04884E+14	R2	RODRIGUEZ ANTONIO J & RENEE K
1	1.04884E+14	R2	ROBINSON DEREK & TINA
1	1.04884E+14	R2	SWENSON MARK & RACHELLE
1	1.04884E+14	R2	HOFFMAN DEAN E & MARY K
1	1.04884E+14	R2	MOODY DARRAN & LORI
1	1.04884E+14	R2	FRANCIS DAVID H & AMY M
1	1.04884E+14	R2	MALOY STUART ANDREW & CAMIE ANNE
1	1.04884E+14	R2	DAVIS TREVER L & NICKI D
1	1.04884E+14	R2	CRICK STEVEN B & GERRY K
1	1.04884E+14	R2	DANA RAE PICKEL LLC
1	1.04884E+14	R2	THURSTON FLYNN D & KRISTA L
1	1.04884E+14	R2	BOSTON DREW A & CASSANDRA M
1	1.04884E+14	R2	BRYANT DAVID M & ELIZABETH J
1	1.04884E+14	R2	ARMEY WESLEY & ASHLEY
1	1.04884E+14	R2	KOROTKOV VLADIMIR & VERA
1	1.04884E+14	R2	DEMETREON JOHN T & LISA L
1	1.04884E+14	R2	KLUSE BLAKE & BRITTNEY
1	1.04884E+14	R2	PEAVEY KAREN & JUDY LORAN
1	1.04884E+14	R2	REENTS TERESA
1	1.04884E+14	R2	HUELGA TRUSTEES ROBERTO & JUDY D
1	1.04884E+14	R2	GRAY NATE & ARYN
1	1.04884E+14	R2	LEAUMONT JEFFREY B & RENEE M
1	1.04884E+14	R2	HENSON TONY & KELLI CORKILL
1	1.04884E+14	R2	CRONRATH MATTHEW & TAWNY
1	1.04884E+14	R2	LOEFFLER REECE P & SHAUNA R
1	1.04884E+14	R2	BAUMGARTNER CRAIG S & AMANDA R
1	1.04884E+14	R2	HOOVER ANDREW J & KATHERINE M
1	1.04884E+14	R2	SILER JOSHUA M & HOLLY M
1	1.04884E+14	R2	BECK TRAVIS H
1	1.04884E+14	R2	CONLEY STEVEN R & CARRIE L
1	1.04884E+14	R2	ROSAS JEREMY H & YESICA
1	1.04884E+14	R2	TEJEDA NICANOR & BRITTNEY V
1	1.04884E+14	R2	SCHAEFER LOUIS A & SHELLAGH K
1	1.04884E+14	R2	CAMPBELL BRANDON PAUL & KELLI ANNE
1	1.04884E+14	R2	BENAVIDES NICHOLAS
1	1.04884E+14	R2	ECCLESTONE BRUCE R & JANIE
1	1.04884E+14	R2	WELLS DONNIE & SUSAN
1	1.04884E+14	R2	MCCABE COLLIN & KAYLA
1	1.04884E+14	R2	HUDSON SHELLY L & LIMBOCKER ROBERT C
1	1.04884E+14	R2	SLOCUM STEPHEN E & DEBRA L
1	1.04884E+14	R2	NIPPER JAMES M & MARY M
1	1.04884E+14	R2	KNIGGE RICHARD A & JESSICA A
1	1.04884E+14	R2	CORTEZ CARLOS & AMANDA D

1 1.04884E+14 R2 LIEBING STEVE C & SHAREE N
1 1.04884E+14 R2 SISTRUNK JONATHAN & JILL
1 1.04884E+14 R2 RAINSBERRY SCOTT N & NICOLE L
1 1.04884E+14 R2 BURROUGHS JEFF L & AMBER L
1 1.04884E+14 R2 PRIMUS KENNETH J & MELANIE
1 1.04884E+14 R2 HEAD JOSHUA & ANGIE
1 1.04884E+14 R2 LARSON SCOTT C & CYNTHIA A
1 1.04884E+14 R2 KELLY TIMOTHY G & KARI M
1 1.04884E+14 R2 CASTLE MICKY N & NICHOLE M
1 1.04884E+14 R2 NOR AM INVESTMENT LLC
1 1.04884E+14 R2 HOPWOOD JOSHUA
1 1.04884E+14 R2 WARF DONALD & MARTHA CHAVEZ
1 1.04884E+14 R2 BYERS JON RICHARD & MUIR LISA EILEEN
1 1.04884E+14 R2 LEE STEVEN A & WANDA F
1 1.04884E+14 R2 MAYNARD RICHARD ALAN & LORNA LOUISE
1 1.04884E+14 R2 BURNS DAVID R C & CHRISTA M
1 1.04884E+14 R2 COOK KATAHDIN
1 1.04884E+14 R2 MOORE JEFF L & KYLEE M
1 1.04884E+14 R2 RITCHIE BRANDON M & SARAH R
1 1.04884E+14 R2 ECKROTH PETER & BOBBIE
1 1.04884E+14 R2 WYLIE ERIC & TERESA M
1 1.04884E+14 R2 OLSEN KENNETH & SHANNON
1 1.04884E+14 R2 HOUSHOLDER JOHN D & DEBRA A
1 1.04884E+14 R2 HEGERHORST MITCH D & CASSIE
1 1.04884E+14 R2 HALL JESSE & HAMADA LAUREN
1 1.04884E+14 R2 MURSTIG DEAN E & MARTHA E
1 1.04884E+14 R2 ROWLEY STEVEN P & KATHERINE E
1 1.04884E+14 R2 REDEKOPP TRUSTEES RICHARD D & ARLISS
1 1.04884E+14 R2 MCLEMORE BRYAN R & ASHLEY B
1 1.04884E+14 R2 HENDRIX JAMES J & KERI L
1 1.04884E+14 R2 HOFSTAD KEN & REENTS TERESA
1 1.04882E+14 R2 NOR AM INVESTMENT LLC
1 1.04884E+14 R2 DVORAK JOEL A & LINDSEY S
1 1.04881E+14 R2 RIVERA JR DANIEL & SHANTEL
1 1.04881E+14 R2 ZAUGG MICHAEL A & HAMMACK-ZAUGG TANYA
1 1.04881E+14 R2 WILCOX JAMES B & VERONICA M

addr_line1	addr_line2	addr_state	addr_city	addr_zip	situs_num
2962 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2962
2950 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2950
2938 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2938
2926 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2926
2914 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2914
2902 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2902
2890 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2890
2878 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2878
2866 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2866
2854 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2854
2842 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2842
2830 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2830
2820 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2820
2812 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2812
2804 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2804
2931 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2931
2919 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2919
2901 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2901
2889 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2889
2877 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2877
2865 SUNSHINE RIDGE ROAD		WA	RICHLAND	99352	2865
2853 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2853
2845 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2845
2837 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2837
2831 SUNSHINE RIDGE ROAD		WA	RICHLAND	99352	2831
2829 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2829
2817 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2817
2805 SUNSHINE RIDGE RD		WA	RICHLAND	99352	2805
2806 KARLEE DRIVE		WA	RICHLAND	99352	2806
2852 KARLEE DR		WA	RICHLAND	99352	2852
2864 KARLEE DRIVE		WA	RICHLAND	99352	2864
2878 KARLEE DR		WA	RICHLAND	99352	2878
2890 KARLEE DR		WA	RICHLAND	99352	2890
2894 KARLEE DR		WA	RICHLAND	99352	2894
2914 KARLEE DR		WA	RICHLAND	99352	2914
2926 KARLEE DR		WA	RICHLAND	99352	2926
2938 KARLEE DR		WA	RICHLAND	99352	2938
2950 KARLEE DR		WA	RICHLAND	99352	2950
2962 KARLEE DR		WA	RICHLAND	99352	2962
2974 KARLEE DR		WA	RICHLAND	99352	2974
2986 KARLEE DR		WA	RICHLAND	99352	2986
2998 KARLEE DR		WA	RICHLAND	99352	2998
2997 KARLEE DR		WA	RICHLAND	99352	2997
2985 KARLEE DR		WA	RICHLAND	99352	2985
2973 KARLEE DR		WA	RICHLAND	99352	2973
2961 KARLEE DR		WA	RICHLAND	99352	2961

2949 KARLEE DR	WA	RICHLAND	99352	2949
2937 KARLEE DR	WA	RICHLAND	99352	2937
2925 KARLEE DR	WA	RICHLAND	99352-9307	2925
2913 KARLEE DR	WA	RICHLAND	99352	2913
2895 KARLEE DR	WA	RICHLAND	99352	2895
2883 KARLEE DR	WA	RICHLAND	99352	2883
6612 COMISKEY DR	WA	PASCO	99301	2875
2867 KARLEE DR	WA	RICHLAND	99352	2867
2859 KARLEE DR	WA	RICHLAND	99352	2859
12513 DUBOIS AVE SW	WA	LAKEWOOD	98498-5242	2851
2847 KARLEE DR	WA	RICHLAND	99352	2847
2839 KARLEE DR	WA	RICHLAND	99352	2839
2831 KARLEE DR	WA	RICHLAND	99352	2831
2817 KARLEE DR	WA	RICHLAND	99352	2817
2801 KARLEE DR	WA	RICHLAND	99352	2801
2789 KARLEE DR	WA	RICHLAND	99352	2789
2777 KARLEE DR	WA	RICHLAND	99352	2777
2761 KARLEE DR	WA	RICHLAND	99352	2761
2974 SUNSHINE RIDGE RD	WA	RICHLAND	99352	2974
2482 ALLISON WAY	WA	RICHLAND	99352	2482
2440 ALLISON WAY	WA	RICHLAND	99352	2440
2410 ALLISON WAY	WA	RICHLAND	99352	2410
2487 ALLISON WAY	WA	RICHLAND	99352	2487
2549 ALLISON WAY	WA	RICHLAND	99352	2549
2561 ALLISON WAY	WA	RICHLAND	99352	2561
2603 ALLISON WAY	WA	RICHLAND	99352	2603
2625 ALLISON WAY	WA	RICHLAND	99352	2625
2986 SUNSHINE RIDGE RD	WA	RICHLAND	99352	2986
2689 ALLISON WAY	WA	RICHLAND	99352	2689
2451 ALLISON WAY	WA	RICHLAND	99352	2451
2853 SUNSHINE RIDGE ROAD	WA	RICHLAND	99352	2550
12513 DUBOIS AVE SW	WA	LAKEWOOD	98498-5242	
2502 VALENCIA DR	WA	RICHLAND	99352	2502
2797 SUNSHINE RIDGE ROAD	WA	RICHLAND	99352	2797
2789 SUNSHINE RIDGE	WA	RICHLAND	99352	2789
2796 SUNSHINE RIDGE RD	WA	RICHLAND	99352	2796

KARLEE DR	RICHLAND WA	99352
KARLEE DR	RICHLAND WA	99352
KARLEE DR	RICHLAND WA	99352
KARLEE DR	RICHLAND WA	99352
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KARLEE DR	RICHLAND WA	99352
KARLEE DR	RICHLAND WA	99352
KARLEE DR	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
ALLISON WAY	RICHLAND WA	99352
UNDETERMINED	RICHLAND WA	99352
VALENCIA DR	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352
SUNSHINE RIDGE RD	RICHLAND WA	99352

situs_unit

JANSKY JASON A & LANINYA G

2962 SUNSHINE RIDGE RD

RICHLAND, WA 99352

CLARK BENJAMIN J & CINDY N

2938 SUNSHINE RIDGE RD

RICHLAND , WA 99352

ROBINSON DEREK & TINA

2914 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HOFFMAN DEAN E & MARY K

2890 SUNSHINE RIDGE RD

RICHLAND, WA 99352

FRANCIS DAVID H & AMY M

2866 SUNSHINE RIDGE RD

RICHLAND, WA 99352

DAVIS TREVER L & NICKI D

2842 SUNSHINE RIDGE RD

RICHLAND, WA 99352

DANA RAE PICKEL LLC

2820 SUNSHINE RIDGE RD

RICHLAND , WA 99352

BOSTON DREW A & CASSANDRA M

2804 SUNSHINE RIDGE RD

RICHLAND , WA 99352

ARMEY WESLEY & ASHLEY

2919 SUNSHINE RIDGE RD

RICHLAND, WA 99352

DEMETREON JOHN T & LISA L

2889 SUNSHINE RIDGE RD

RICHLAND, WA 99352

PRATT MICHAEL D & KIRSTEN C

2950 SUNSHINE RIDGE RD

RICHLAND , WA 99352

RODRIGUEZ ANTONIO J & RENEE K

2926 SUNSHINE RIDGE RD

RICHLAND, WA 99352

SWENSON MARK & RACHELLE

2902 SUNSHINE RIDGE RD

RICHLAND, WA 99352

MOODY DARRAN & LORI

2878 SUNSHINE RIDGE RD

RICHLAND, WA 99352

MALOY STUART ANDREW & CAMIE ANNE

2854 SUNSHINE RIDGE RD

RICHLAND, WA 99352

CRICK STEVEN B & GERRY K

2830 SUNSHINE RIDGE RD

RICHLAND , WA 99352

THURSTON FLYNN D & KRISTA L

2812 SUNSHINE RIDGE RD

RICHLAND, WA 99352

BRYANT DAVID M & ELIZABETH J

2931 SUNSHINE RIDGE RD

RICHLAND, WA 99352

KOROTKOV VLADIMIR & VERA

2901 SUNSHINE RIDGE RD

RICHLAND, WA 99352

KLUSE BLAKE & BRITTNEY

2877 SUNSHINE RIDGE RD

RICHLAND, WA 99352

PEAVEY KAREN & JUDY LORAN

2865 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

HUELGA TRUSTEES ROBERTO & JUDY D

2845 SUNSHINE RIDGE RD

RICHLAND, WA 99352

LEAUMONT JEFFREY B & RENEE M

2831 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

CRONRATH MATTHEW & TAWNY

2817 SUNSHINE RIDGE RD

RICHLAND, WA 99352

BAUMGARTNER CRAIG S & AMANDA R

2806 KARLEE DRIVE

RICHLAND, WA 99352

SILER JOSHUA M & HOLLY M

2864 KARLEE DRIVE

RICHLAND , WA 99352

CONLEY STEVEN R & CARRIE L

2890 KARLEE DR

RICHLAND, WA 99352

TEJEDA NICANOR & BRITTNEY V

2914 KARLEE DR

RICHLAND, WA 99352

CAMPBELL BRANDON PAUL & KELLI ANNE

2938 KARLEE DR

RICHLAND, WA 99352

ECCLESTONE BRUCE R & JANIE

2962 KARLEE DR

RICHLAND, WA 99352

REENTS TERESA

2853 SUNSHINE RIDGE RD

RICHLAND, WA 99352

GRAY NATE & ARYN

2837 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HENSON TONY & KELLI CORKILL

2829 SUNSHINE RIDGE RD

RICHLAND, WA 99352

LOEFFLER REECE P & SHAUNA R

2805 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HOOVER ANDREW J & KATHERINE M

2852 KARLEE DR

RICHLAND, WA 99352

BECK TRAVIS H

2878 KARLEE DR

RICHLAND, WA 99352

ROSAS JEREMY H & YESICA

2894 KARLEE DR

RICHLAND, WA 99352

SCHAEFER LOUIS A & SHELLAGH K

2926 KARLEE DR

RICHLAND, WA 99352

BENAVIDES NICHOLAS

2950 KARLEE DR

RICHLAND, WA 99352

WELLS DONNIE & SUSAN

2974 KARLEE DR

RICHLAND, WA 99352

MCCABE COLLIN & KAYLA

2986 KARLEE DR

RICHLAND, WA 99352

SLOCUM STEPHEN E & DEBRA L

2997 KARLEE DR

RICHLAND, WA 99352

KNIGGE RICHARD A & JESSICA A

2973 KARLEE DR

RICHLAND, WA 99352

LIEBING STEVE C & SHAREE N

2949 KARLEE DR

RICHLAND , WA 99352

RAINSBERRY SCOTT N & NICOLE L

2925 KARLEE DR

RICHLAND, WA 0

PRIMUS KENNETH J & MELANIE

2895 KARLEE DR

RICHLAND, WA 99352

LARSON SCOTT C & CYNTHIA A

6612 COMISKEY DR

PASCO, WA 99301

CASTLE MICKY N & NICHOLE M

2859 KARLEE DR

RICHLAND, WA 99352

HOPWOOD JOSHUA

2847 KARLEE DR

RICHLAND, WA 99352

BYERS JON RICHARD & MUIR LISA EILEEN

2831 KARLEE DR

RICHLAND, WA 99352

HUDSON SHELLY L & LIMBOCKER ROBERT C

2998 KARLEE DR

RICHLAND, WA 99352

NIPPER JAMES M & MARY M

2985 KARLEE DR

RICHLAND, WA 99352

CORTEZ CARLOS & AMANDA D

2961 KARLEE DR

RICHLAND, WA 99352

SISTRUNK JONATHAN & JILL

2937 KARLEE DR

RICHLAND, WA 99352

BURROUGHS JEFF L & AMBER L

2913 KARLEE DR

RICHLAND, WA 99352

HEAD JOSHUA & ANGIE

2883 KARLEE DR

RICHLAND, WA 99352

KELLY TIMOTHY G & KARI M

2867 KARLEE DR

RICHLAND, WA 99352

NOR AM INVESTMENT LLC

12513 DUBOIS AVE SW

LAKEWOOD, WA 0

WARF DONALD & MARTHA CHAVEZ

2839 KARLEE DR

RICHLAND, WA 99352

LEE STEVEN A & WANDA F

2817 KARLEE DR

RICHLAND, WA 99352

MAYNARD RICHARD ALAN & LORNA LOUISE

2801 KARLEE DR

RICHLAND , WA 99352

COOK KATAHDIN

2777 KARLEE DR

RICHLAND , WA 99352

RITCHIE BRANDON M & SARAH R

2974 SUNSHINE RIDGE RD

RICHLAND, WA 99352

WYLIE ERIC & TERESA M

2440 ALLISON WAY

RICHLAND , WA 99352

HOUSHOLDER JOHN D & DEBRA A

2487 ALLISON WAY

RICHLAND, WA 99352

HALL JESSE & HAMADA LAUREN

2561 ALLISON WAY

RICHLAND, WA 99352

ROWLEY STEVEN P & KATHERINE E

2625 ALLISON WAY

RICHLAND, WA 99352

MCLEMORE BRYAN R & ASHLEY B

2689 ALLISON WAY

RICHLAND, WA 99352

HOFSTAD KEN & REENTS TERESA

2853 SUNSHINE RIDGE ROAD

RICHLAND, WA 99352

DVORAK JOEL A & LINDSEY S

2502 VALENCIA DR

RICHLAND, WA 99352

BURNS DAVID R C & CHRISTA M

2789 KARLEE DR

RICHLAND, WA 99352

MOORE JEFF L & KYLEE M

2761 KARLEE DR

RICHLAND, WA 99352

ECKROTH PETER & BOBBIE

2482 ALLISON WAY

RICHLAND, WA 99352

OLSEN KENNETH & SHANNON

2410 ALLISON WAY

RICHLAND, WA 99352

HEGERHORST MITCH D & CASSIE

2549 ALLISON WAY

RICHLAND, WA 99352

MURSTIG DEAN E & MARTHA E

2603 ALLISON WAY

RICHLAND, WA 99352

REDEKOPP TRUSTEES RICHARD D & ARLISS

2986 SUNSHINE RIDGE RD

RICHLAND, WA 99352

HENDRIX JAMES J & KERI L

2451 ALLISON WAY

RICHLAND, WA 99352

NOR AM INVESTMENT LLC

12513 DUBOIS AVE SW

LAKEWOOD, WA 0

RIVERA JR DANIEL & SHANTEL

2797 SUNSHINE RIDGE ROAD

RICHLAND , WA 99352

ZAUGG MICHAEL A & HAMMACK-ZAUGG TANYA

2789 SUNSHINE RIDGE

RICHLAND, WA 99352

WILCOX JAMES B & VERONICA M

2796 SUNSHINE RIDGE RD

RICHLAND, WA 99352

AFFIDAVIT OF POSTING

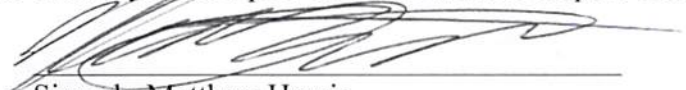
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Matthew Howie**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

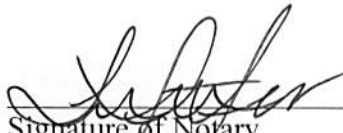
2. On the 23rd day of November, 2022, I posted the attached NOTICE OF PUBLIC HEARING, File Number CPA2022-101 (Comprehensive Plan Amendment) in the following location(s):

Northwest corner of Duportail Street and City View Drive along City View Drive
At the end of paving north of 630 Truman Avenue
Southwest corner of Karlee Drive and Sunshine Ridge Road along Karlee Drive
North of corner of Allison Way and Sunshine Ridge Road along Sunshine Ridge Road
Southeast side of Center Parkway and Meadows Drive South intersection
160 ft south of intersection of Center Parkway and Steptoe Street on west of Steptoe Street


Signed: Matthew Howie

SIGNED AND SWORN to before me this 28th day of November, 2022, by Matthew Howie.




Signature of Notary

Jennifer Schuster
Printed Name

Notary Public in and for the State of Washington.

Residing in 1025 Swift Blvd, 99352

My appointment expires: 4-25-23

AFFIDAVIT OF POSTING
(Master File #: CPA2022-101)

EXHIBIT 3



File No. EA2022-133

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: City of Richland 2022 Comprehensive Plan Amendment Docket and Associated Rezones. The City received four (4) applications and SEPA Checklists for map amendments. The items have been consolidated into the 2022 Docket of Comprehensive Plan Policies, Maps and Zone Code Amendments (as established by City Council on May 17, 2022) and is file number CPA2022-105. Staff has prepared a SEPA Checklist to consolidate environmental review and consider the cumulative effects of the docketed proposals.

The SEPA Checklist and related information can be found by visiting the City of Richland website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

File Number: CPA2022-101
Applicant: City of Richland Parks & Public Facilities – Capital Facilities Map

Replace the existing CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.

File Number: CPA2022-102 & Z2022-101
Applicant: City of Richland – City View Drive

The City of Richland Economic Development Department is proposing to amend the Land Use Map to change the current land use designation for approximately 10 acres of land on City View Drive from High Density Residential (HDR) to Commercial (COM), and the underlying zoning district from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of Parcel Number 116984000003001).

File Number: CPA2022-103 & Z2022-102
Applicant: Hayden Homes, LLC – Clearwater Creek

Hayden Homes, LLC is proposing to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).

File Number: CPA2022-104 & Z2022-103
Applicant: Teresa Reents & Ken Hofstad – Reata Ridge Tract C

Teresa Reents & Ken Hofstad are proposing to amend the Land Use Map for approximately 12.9 acres of land from Badger Mountain South Subarea Civic (BMS-Civic) to Low Density Residential (LDR) and rezone the site from BMS LUDR to Single -Family Residential (R-1-12). (Portion of Parcel Numbers 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011).

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: November 4, 2022

Comments Due: November 18, 2022

Signature 

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

2022 Docket of Comprehensive Plan Policies, Maps and Zoning Code Amendments (CPA2022-105), consisting of four (4) map amendment applications.

2. Name of applicant:

City of Richland, Development Services Department

3. Address and phone number of applicant and contact person:

City of Richland

Attn: Kyle Hendricks, Planner

625 Swift Blvd.

Richland, WA 99352

(509) 942-7683

4. Date checklist prepared:

October 27, 2022

5. Agency requesting checklist:

City of Richland, Development Services Dept.

6. Proposed timing or schedule (including phasing, if applicable):

Fall/Winter 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The city is allowed to amend its Comprehensive Plan and associated development regulations once per year. The landowners who have submitted private-party applications may have future plans to develop their properties.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

City of Richland Comprehensive Plan Integrated Non-project Final Environmental Impact Statement, September 12, 2017.

Individual SEPA Checklists and related information prepared by applicants and submitted for File Numbers CPA2022-101, City of Richland Parks & Public Facilities Dept., CPA2022-102 & Z2022-101, City of Richland Economic Development Division – City View, CPA 2022-103 & Z2022-102, Hayden Homes, LLC – Clearwater Creek, and CPA2022-104 & Z2022-103, Teresa Reents & Ken Hofstad – Plat of Reata Ridge Tract C.

This checklist is intended to consolidate the private-party applications for the purposes of streamlined environmental review.

No additional environmental information is expected as part of this current proposal. It is likely that some of the properties will require further environmental review when development is proposed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The rezone applications will be acted upon subsequent to the Comprehensive Plan Amendments.

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA review, City of Richland

Comprehensive Plan Amendment, City of Richland

Rezone, City of Richland

Future development will need additional permitting based upon the Richland Municipal Code

The City Council is expected to take action on adopting, modifying, or denying the proposed Comprehensive Plan Amendments and associated rezones via ordinance after receiving a recommendation from the Planning Commission conducts open record public hearing(s).

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of five map amendments (Comprehensive Plan & Zoning).

Map Amendment Affected Parcels

Site	Parcel #	Size (Acres)	Current Land Use Designation	Requested Land Use Designation	Current Zoning	Requested Zoning
Replace existing CF- 1 Map with an updated version: City-Wide	City-Wide	N/A	Varies	N/A	Varies	N/A
City View	Portion of Parcel No. 116984000003001	10 Acres	High Density Residential	Commercial	Commercial Limited Business C-LB	Retail Business Use District C-2

Clearwater Creek	101881030000009	10.43 Acres	Commercial	Medium Density Residential	Neighborhood Retail Business (C- 1)	Medium Density Residential Small (R-2S)
Reata Ridge Tract C	Portion of 104884030009000, 104884030005007, 104884030005011, 104884030004001, 104884030004005, 104884030004010 and 104884030004011).	12.9 Acres	BMS – Civic	Low Density Residential	BMS LUDR – Civic	Low Density Residential R-1-12

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See attached maps.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

N/A. Non-project Action.

b. What is the steepest slope on the site (approximate percent slope)?

N/A. Non-project Action.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Much of the city contains soils typically classified as sandy loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A. Non-project action. Future development proposals may include filling, excavation or grading, and will be subject to applicable environmental project review at the time.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

N/A. Non-project action. Future projects may result in erosion, but will be subject to applicable environmental project review at the time.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A. Non-project action. Future projects will likely result in impervious coverage. Specific projects will be reviewed for compliance with all local, state and/or federal regulations as applicable at time of development.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A. Non-project action. Future projects will be subject to applicable environmental review.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A. Non-project action. Future development of each specific site could result in an increase of emissions. To be reviewed at project time.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A. Non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. Non-project action.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A. Non-project action.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. N/A. Non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. Non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A. Non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

None of the proposed map amendment sites are located within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A. Non-project action.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. Future development will have access to city water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A. Non-project action. Future development is unknown at this time.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A. Non-project action. Future development may need stormwater management.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A. Non-project action. Future development proposals are unknown at this time.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A. Non-project action. Future site-specific development proposals are unknown at this time.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A. Non-project action.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☒ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A. Non-project action.

c. List threatened and endangered species known to be on or near the site.

N/A. Non-project action.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A. Non-project action.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A. Non-project action.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: Rabbits, mice

fish: bass, salmon, trout, herring, shellfish, other _____

Birds and animals in the general area of each specific site include species that are commonly found in developed environments, such as squirrels, raccoons, small rodents, etc.

b. List any threatened and endangered species known to be on or near the site.

N/A. Non-project action. Future development proposals will be required to comply with the City of Richland's Critical Areas regulations pertaining to threatened and endangered species (Fish & Wildlife Habitat Conservation Areas).

c. Is the site part of a migration route? If so, explain.

Yes, all of Richland is within the Columbia Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:

NONE PROPOSED.

e. List any invasive animal species known to be on or near the site.

N/A. Non-project action.

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A. Non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A. Non-project action.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A. Non-project action.

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A. Non-project action.

1) Describe any known or possible contamination at the site from present or past uses.

N/A. Non-project action.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A. Non-project action.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating

life of the project.

N/A. Non-project action.

- 4) Describe special emergency services that might be required.

N/A. Non-project action.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

N/A. Non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. Non-project action.

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A. Non-project action.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A. Non-project action.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A. Non-project action. However, none of the specific map amendment sites are known to have been used as working farmlands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A. Non-project action.

- c. Describe any structures on the site.

N/A. Non-project action. See site-specific files for further details.

- d. Will any structures be demolished? If so, what?

N/A. Non-project action.

e. What is the current zoning classification of the site?

See #11 above.

f. What is the current comprehensive plan designation of the site?

See #11 above.

g. If applicable, what is the current shoreline master program designation of the site?

None of the specific sites are located within shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A. Non-project action.

i. Approximately how many people would reside or work in the completed project?

N/A. Non-project action.

j. Approximately how many people would the completed project displace?

N/A. Non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A. Non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A. Non-project action.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A. Non-project action.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A. Non-project action. See site-specific files for further details.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A. Non-project action.

c. Proposed measures to reduce or control housing impacts, if any:

N/A. Non-project action.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. Non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

N/A. Non-project action.

b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A. Non-project action.

11. *Light and Glare* [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A. Non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A. Non-project action.

c. What existing off-site sources of light or glare may affect your proposal?

N/A. Non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A. Non-project action.

12. *Recreation* [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

Golf courses, city parks, movie theaters, Columbia River, Rattlesnake Mountain, Yakima River are all within/near the City of Richland.

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A. Non-project action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. Non-project action.

13. *Historic and cultural preservation* [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A. Non-project action. Future projects will be required to comply with all applicable regulations.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,

or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A. Non-project action.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A. Non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A. Non-project action.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A. Non-project action. See site specific files for additional information.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A. Non-project action.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A. Non-project action.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A. Non-project action. Future development of the various sites may require traffic improvements. See site specific files for additional information regarding traffic.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A. Non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A. Non-project action. See site specific files for additional information regarding traffic.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A. Non-project action.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A. Non-project action.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A. Non-project action. Future development may result in the need for increased public services. Each site specific development will be reviewed for impacts to public services at time of application.

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A. Non-project action.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

All typical municipal utilities are located within the City of Richland.

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A. Non-project action.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Kyle Hendricks

Position and Agency/Organization Planner

Date Submitted: October 27, 2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed amendments to the Comprehensive Plan and Zoning Code will not likely have any significant impacts to the items specified above.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed amendments will not likely have any impacts to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed mapping amendments will not result in a depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed mapping amendments will not affect environmentally sensitive areas or areas under governmental protection. The proposed amendments are a non-project action.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed amendments will not affect shoreline uses and will only result in changes to land uses that are deemed acceptable by the city (if approved).

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed mapping amendments will not result in an increase to demands on transportation or public services and utilities. Future development proposals for each site will be reviewed for their specific impacts at time of project development.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed mapping amendments will not result in any conflicts with other local, state or federal laws related to protection of the environment.

EXHIBIT 4



City of Richland Parks & Public Facilities
Capital Facilities Map Update

CPA2022-101



MEMORANDUM

TO: Mike Stevens, Planning Manager

FROM: Joe Schiessl, Parks & Public Facilities

DATE: 2-25-22

SUBJECT: Comprehensive Plan Amendment

This Comprehensive Plan amendment proposes to replace the existing CF-1 map with an updated version. The proposed replacement map includes all existing data on the adopted CF-1 map, with the exception of Richland School District Facilities, and adds recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19. The map applies Citywide. The Parks and Recreation Commission recommend that Council approve this Comprehensive Plan amendment to include the addition of recreational trails onto map CF-1.



Comprehensive Plan Amendment Application

☐ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: City of Richland

Address: 625 Swift Blvd.

Phone: 509-420-6924

Email: jschiessl@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: City of Richland

UBI#:

Contact: Joe Schiessl, Director, Parks & Public Facilities

Address: 625 Swift Blvd.

Phone: 509-420-6924

Email: jschiessl@ci.richland.wa.us

PROPERTY INFORMATION

Legal Description:
Citywide

Parcel Number: 0

Current Zoning:

Current Land Use Designation:

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

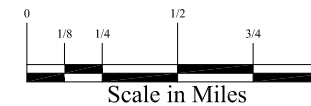
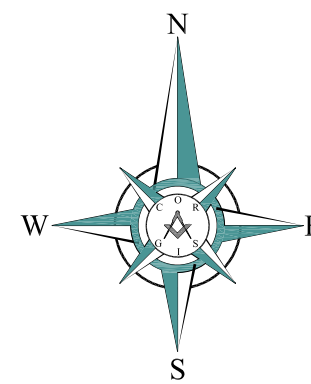
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Joe Schiessl

Applicant Signature:  Date February 25, 2022

City of Richland

Richland Parks & Trails GIS Map



Legend

City Limits

Railroad

City Road

Private Road

Schools

City Park Types

Community

Linear

Neighborhood

Open Space

Regional

Special Use

Future Park

Trail Types

Existing Class I Trail

Future Class I Trail

Existing Secondary Trail

Proposed Secondary Trail

Existing Soft Trail

Proposed Soft Trail

Park Index

- 1 Abbot Shelterbelt [F-7]
- 2 Amon Creek Natural Preserve [D-7]
- 3 Little Badger Mountain [D-7]
- 4 Badger Mountain Park [D-7]
- 5 Badger Mt Natural Preserve (Benton County) [D-4]
- 6 Barth Park [F-7]
- 7 Bateman Island [D-7]
- 8 Beverly Heights Park [F-4]
- 9 Bradley Blvd Park [F-7]
- 10 Brookstone Park [F-7]
- 11 By-Pass Shelterbelt [F-5]
- 12 Carol Woodruff Plaza [F-7]
- 13 Chamna Natural Preserve [D-7]
- 14 Chaparral Park [D-7]
- 15 Claybell Park [D-4]
- 16 Columbia Park West [D-10]
- 17 Columbia Playfield [D-4]
- 18 Columbia Point Golf Course [F-7]
- 19 Columbia Point Marina Park [F-7]
- 20 Columbia Point South [D-5]
- 21 Craighill Playground [F-4]
- 22 Crested Hills Park [D-4]
- 23 Desert Rim Park [F-5]
- 24 Drollinger Park [F-5]
- 25 Frankfort Park [F-5]
- 26 Gala Park [D-4]
- 27 Gillespie Parkway [D-4]
- 28 Goethals Park [F-5]
- 29 Goethals Shelterbelt [F-4]
- 30 Hains Ave Levy Park [D-7]
- 31 Hanford Legacy Park [F-7]
- 32 Heritage Hills Park [D-5]
- 33 Hills West Park [D-7]
- 34 Horn Rapids Natural Space [D-4]
- 35 Horn Rapids Athletic Complex [D-4]
- 36 Horn Rapids O.R.V. Park [D-4]
- 37 Howard Amon Park [F-7]
- 38 Hunt Point Circle [D-4]
- 39 James J. Lawless Park [D-4]
- 40 Jason Lee Park [D-4]
- 41 Jeannette Taylor Park [D-4]

- 42 Jefferson Park [D-4]
- 43 John Dam Plaza [F-7]
- 44 Keene Rd Trail [D-5]
- 45 Leslie Groves Park [D-4]
- 46 Lynnwood Loop Park [D-4]
- 47 Marjorie Sutch Park [D-4]
- 48 McMurray Park [D-4]
- 49 McPherson Circle [D-4]
- 50 Meadows East Park [D-4]
- 51 Oak Park [D-4]
- 52 Overlook Park [D-7]
- 53 Paul Liddell Park [D-5]
- 54 Rod Block Park [D-4]
- 55 Stevens Dr Buffer Strip [D-4]
- 56 Stevens Park [D-4]
- 57 The Greater Years Park [D-4]
- 58 Trailhead Park [D-4]
- 59 W.E. Johnson Park [D-4]
- 60 Westwood Park [D-4]
- 61 Wye Levee Natural Space [D-4]
- 62 Wye Neighborhood Park [D-4]
- 63 Yakima Delta Management Unit (Corps of Engineers) [D-4]



Generated : FEB 2022

THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, COMPLETENESS, OR CURRENTNESS OF ANY INFORMATION PROVIDED ON THIS MAP. THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, COMPLETENESS, OR CURRENTNESS OF ANY INFORMATION PROVIDED ON THIS MAP. THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, COMPLETENESS, OR CURRENTNESS OF ANY INFORMATION PROVIDED ON THIS MAP.

Public School Index

- 1 Badger Mountain Elementary - 1515 Elementary St [D-7]
- 2 Orchard Elementary - 1600 Gala Way [D-4]
- 3 White Bluffs Elementary - 1250 Kensington Way [D-4]
- 4 Lewis & Clark Elementary - 415 Jadwin Ave [F-4]
- 5 Rivers Edge - 975 Gillespie St [F-4]
- 6 Carmichael Middle School - 620 Thayer Dr [F-4]
- 7 Marcus Whitman Elementary - 1704 Gray St [D-4]
- 8 Richland High School - 930 Long Ave [D-4]
- 9 Jefferson Elementary - 1525 Hunt Ave [D-7]
- 10 Chief Joseph Middle School - 504 Wilson St [D-4]
- 11 Jason Lee Elementary - 1750 McMurray Ave [D-4]
- 12 Sacajawea Elementary - 535 Fuller St [D-4]
- 13 Hanford High School - 450 Hanford St [D-7]
- 14 William Wiley Elementary - 2820 S Highland Blvd [F-3]
- 15 Enterprise Middle School - 5200 Paradise Way [D-3]
- 16 Tapteal Elementary - 705 N 62 Ave [D-2]
- 17 Leona Libby Middle School - 3259 Belmont Ave [F-3]
- 18 Amon Creek Elementary - 18 Center Parkway [D-4]

EXHIBIT 5



City of Richland Economic Development –
City View

CPA2022-102

Z2022-101



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER/APPLICANT INFORMATION

☒ Contact Person

Owner: City of Richland, Economic Development

Address: 625 Swift Blvd, Richland WA 99352

Phone: 942-7591

Email: darrasmith@ci.richland.wa.us

OWNER/APPLICANT

☐ Contact Person

Company: Same as Above

Contact:

Address:

Phone:

Email:

PROPERTY INFORMATION

Legal Description: **See attached Exhibit**

Parcel Number: 1-1698-400-0003-001

Current Zoning: Commercial C-LB

Current Land Use Designation: High Density Residential

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee
2. The purpose of the proposed amendment
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A the goals of the Act are listed in 36.70A.020
4. How the amendment is consistent with the adopted countywide planning policies
5. How the amendment furthers the purpose of the City's comprehensive plan
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 - a. The proposed element, chapter, section and page number of the comp. plan to be amended
 - b. The proposed text change, with new text underlined and deleted text crossed out
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel s
 - b. The land use map designation requested
 - c. A complete legal description describing the combined area of the subject parcel s
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel s
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels
 - iii. All roads abutting and/or providing access to the subject parcel s including information on road classification arterial, collector, access and improvements to such roads

- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable
 - v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer
 - vi. The location and uses of existing structures located on the subject parcel s
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet 1:200
- f. The current official zoning map designation for the subject parcel s
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets
 - ii. Storm drainage control and detention facilities
 - iii. Public water supply
 - iv. Public sanitary sewers
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City s SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact s of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner s , the authorized agent s of the owner s of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Darin K. Arrasmith, City of Richland Office of Economic Development

Applicant Signature: 

Date February 22, 2022

Applicant Printed Name:

Applicant Signature:

Date



Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: City of Richland - Office of Economic Development

Address: 625 Swift Blvd. , MS-19

Phone: 942.7591

Email: darrasmith@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Same as above.

UBI#:

Contact:

Address:

Phone:

Email:

DESCRIPTION OF WORK

Amend the Zoning Map to change the existing Commercial C-LB zoning district to Commercial C-2 for the 10-acre property located in City View along City View Drive and Duportail Street.

PROPERTY INFORMATION

Parcel #: 1-1698-400-0003-001

Legal Description:

Current Zoning: Commercial C-LB

Current Comp Plan: High Den. Res.

Requested Zoning: Commercial C-2

Current Use: Vacant

Proposed Use: Future Commercial.

Area of Property: 10 acres+

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner: None.

Any hardship that may result in the event the rezone is not granted: Difficulty in marketing the property for future commercial development as the current C-LB zoning is too restrictive for the variety of commercial uses that would best serve the property and the surrounding residential areas.

The manner in which the proposed rezone conforms to patterns in adjacent zones: The City View property is adjacent to and in proximity to retail centers where existing Commercial C-3 uses are located.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: Granting of the amendment would allow the City to market the property for restaurants and retail uses beyond the limited uses of hotels and apartments that the current C-LB allows, and it will afford the opportunity for this long-time vacant property to be developed with a quality project.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: None.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: N/A

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The Comprehensive Plan has identified the City View retail center as location for commercial uses. The map amendment to C-2 would allow greater opportunity for this property to be developed with a commercial project.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered: Amending the zoning designation to Commercial C-2 is consistent with the existing Commercial C-3 zoning in the City View retail center.

Identify impacts on the environment and public safety: None.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Darin Arrasmith

Applicant Signature:  Date : February 24, 2022

City View

Comprehensive Plan Land Use Designation Map Amendment

APPLICATION -GENERAL REQUIREMENTS

1. Completed Application and Filing Fee.

The Filing Fee will be paid by Development Services once it has been processed by the Planning department.

2. The purpose of the proposed amendment.

The City is proposing a Comprehensive Plan Map Amendment and a concurrent Zoning Map Amendment on approximately 10 acres of City-owned property in City View. The current land use designation is High Density Residential and the proposed amendment is for a change in land use designation to Commercial. The concurrent proposed Zoning Map Amendment is change the current Commercial C-LB zoning to Commercial C-2.

ustification:

- **The property was originally being marketed for multi-family development in the early 2000s. However, very little interest has been received by the City in the development of this property for apartment or condominium development. Over the past few years the City has received a number of inquiries in the commercial development of the property, namely restaurants. Hence, the City believes that the Commercial C-2 zoning will afford greater opportunity in developing this longstanding vacant property in City View.**

Why Commercial:

- **The Comprehensive Plan supports and accommodate the proposed change;**
 - **Promote commercial growth that supports the City's economic development goals.**
 - **The Comprehensive Plan supports the development of a variety of commercial land uses including retail and wholesale and services.**

- **Rezoning this portion of the property to Commercial C-2 provides better flexibility for the City to accommodate the projected economic growth while still allowing for the opportunity for apartment and condominium development to support residential growth in the City.**

3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A the goals of the Act are listed 36.70A.020 .

See Attachment A – Consistency with Growth Management Act Goals

4. How the amendment is consistent with the adopted countywide planning policies.

See Attachment B – Consistency with Countywide Policies 2018 Benton County Comprehensive Plan

5. How the amendment is internally consistent with the City's Comprehensive plan.

See #2 Purpose of Proposed Amendment, above for the justification of How the proposed amendment furthers the City's comprehensive plan objectives.

6. How the amendment furthers the purpose of the City's Comprehensive Plan, as well as other adopted City Plans and codes.

See Attachment C – Consistency with City of Richland Comprehensive Plan Policies

7. If, applicable, how the project will meet concurrency requirements for transportation.

A Traffic Study was performed in February 2022 by JUB Engineers, Inc. . . This Study is attached.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator.

A SEPA checklist for the potential environmental impact review addressing both the proposed Comprehensive Plan Land Use Map Amendment and concurrent Zoning Map Amendment attached to this application.

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

- a. The proposed element, chapter, section and page number of the comp. plan to be amended.

Not Applicable. The proposal is for a Map Amendment.

- b. The proposed text change, with new text underlined and deleted text crossed out.

Not Applicable.

10. Comprehensive Plan MAP AMENDMENT applications much also include:

See the List of Application Exhibits and supporting Exhibits attached hereto.

- a. The current land use map designation for the subject parcel s .

See Current Comprehensive Plan Land Use Designation Map

- b. The land use map designation requested.

See Proposed Comprehensive Plan Land Use Designation Map

- c. A complete legal description describing the combined area of the subject parcel s .

See Legal Description of Property

- d. A vicinity map showing:

See the attached Regional Vicinity Map and Site Map.

- i. All land use designations within 300 feet of the subject parcel s .

See Vicinity Map

- ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels.

See Vicinity Map

- iii. All roads abutting and/or providing access to the subject parcel s including information on road classification arterial, collector, access and improvement to such roads.

See Vicinity Map

- iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable.

See Critical Areas Map

- v. The location of existing utilities serving the subject parcel s , including electrical, water, and sewer.

See City of Richland Utilities Map

- vi. The location and uses of existing structures located on the subject parcel s .

Not Applicable

- e. Topographical map of the subject parcels and abutting properties at a minimum scale of the one inch represents 200 feet 1:200 .

See Topographic Map

- f. The current official zoning map designation for the subject parcel s .

See Current Zoning Map

- g. A detailed plan which indicates any proposed improvements to:

- i. Paved Streets
- ii. Storm drainage control and detention facilities
- iii. Public water supply
- iv. Public sanitary sewers
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods.

Not Applicable

- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment.

See corresponding Zoning Map Amendment.

- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impacts of the proposed development.

No development proposals are currently associated with this property.

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment A

Consistency with Growth Management Act Goals

1. **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Response: **The subject property for this proposed comprehensive plan amendment is located within the City of Richland where city utilities currently serve the property.**

2. **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density.*

Response: **The proposed amendment would promote future development in an area currently planned by the City of Richland for growth.**

3. **Transportation.** *Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with County and city comprehensive plans.*

Response: **The City of Richland City wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years.**

4. **Housing.** *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and house types, and encourage preservation of existing housing stock.*

Response: **The proposed amendment would promote future development of residential housing allowed by the proposed Commercial C-2 zoning.**

5. **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing business and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth*

in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Response: **The Comp. Plan Amendment to change the land use designation to promote Commercial and economic growth is consistent with this goal.**

6. **Property rights.** *Private property shall not be taken for public use without just compensation **having** been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

Response: **The proposal does not involve the taking of private lands for public purposes.**

7. **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Response: **The proposed Comp. Plan Amendment is being filed in accordance with City regulations and processing procedures along with all other Comp. Plan Amendments that have been filed within the City's annual plan review cycle, in accordance with the State Growth Management Act.**

8. **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Response: **The proposed Comp. Plan Amendment does not involve natural resource land, and the current property is zoned Commercial C-LB and has not been used as Park or had a Public Facility on it previously.**

9. **Open space and recreation.** *Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

Response: **The proposed Comp. Plan Amendment would change the High Density Residential designation to Commercial. The property is vacant and has not been used for open space or recreational uses.**

10. **Environment.** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Response: **Development of the site will be subject to City and State environmental regulations whether developed under either the existing or proposed land use**

designations and zoning. There are no natural water features on-site.

11. **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Response: **The application is filed in accordance with existing City regulations, which will require public notification and hearings before both the planning Commission and City Council.**

12. **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Response: **As noted above, the property subject to the proposed Comp Plan Amendment is located within the City of Richland where adequate utilities and services exist. The site abuts City View Drive and Duportail Street. The subject property is located in an existing area that was planned for commercial development and those facilities and services are anticipated in the City's Management Plans for Water Service, Sewer Service, Transportation Planning, etc. The proposed amendment is consistent with this goal.**

13. **Historic preservation.** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

Response: **There are no structures on the site and no known sites of historical or archaeological significance.**

14. **Shoreline management.** *Develop a Shoreline Master Program (SMP) pursuant to the Shoreline Management Act. The goals and policies of a SMP for a country or city approved under Chapter 90.58 RCW shall be considered a part of the county or city's comprehensive plan.*

Response: **The site does not lie within the jurisdiction of the City of Richland Shoreline Master Program.**

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment B

Consistency with Countywide Policies

2018 Benton County Comprehensive Plan

Policy 1: *The comprehensive plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the 14 goals of the Growth Management Act.*

Response: A specific response as to how the application is consistent with the 14 goals of the Growth Management Act is addressed in Attachment A.

Policy 2: *The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county populations; City of Richland 28% of total county population; Benton County 19% of total county population; City of West Richland 8% of total county populations; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.*

Response: The proposed Comprehensive plan amendment would provide additional flexibility for the City of Richland to accommodate projected growth in the 2017 Comprehensive Plan. The amendment is consistent with this policy.

Policy 3: *The locating of Urban Growth areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.*

Response: The subject property is currently within the City of Richland. This amendment is consistent with the policy.

Policy 4: *That Urban Growth Areas of each City shall be based upon official and accepted population projections for [a] minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient*

to meet all the land requirements, for the following: community and essential public facilities, populations projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The complex formula for identifying per capita land needs included in this policy has not been reprinted here.).

Response: The proposed Comprehensive Plan Amendment is consistent with the overall intent of the existing plan. It is intended to provide additional flexibility for the City of Richland to accommodate projected population growth in their 2017 Comprehensive Plan. It would not lead to expansion of city limits into the adjacent County Urban Growth areas.

Policy 5: *That within the Urban Growth Area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.*

Response: The proposed Comprehensive Plan Amendment occurs within the City limits and is located where urban services exist. The proposed plan amendment is consistent with the intent of the policy.

Policy 6: *That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.*

Response: The proposed Comprehensive Plan Amendment would not involve extending service district boundaries outside of the City of Richland City Limits. The City's Water and Sewer Comprehensive Plans address future growth, utility extension and reserve capacity for the amendment area located within the existing service areas, and therefore the proposed amendment is consistent with this policy.

Policy 7: *Within each Comprehensive Plan, the Land Use Plan for urban growth areas should designate urban densities and indicate the general locations of greenbelt and critical areas.*

Response: The proposed Comprehensive Plan Amendment is intended to provide additional flexibility for the City of Richland to accommodate projected population growth in the 2017 Comprehensive Plan. There are no known critical areas on the site. Therefore, the proposal is consistent with this policy.

Policy 8: *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Response: The proposed Comprehensive Plan Amendment does not involve revisions to the Urban Growth Boundary. The proposed plan amendment is consistent with this policy.

Policy 9: *The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.*

Response: The proposed Comprehensive Plan Amendment doesn't not involve an expansion of an Urban Growth Area boundary. The site is within the corporate limits of the City of Richland. The amendment is consistent with this policy.

Policy 10: *All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.*

Response: The proposed Comprehensive Plan Amendment would not require the amendment of any policies within the City of Richland Comprehensive Land Use Plan. The amendment is consistent with this policy.

Policy 11: *The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.*

Response: The proposed Comprehensive Plan Amendment is not anticipated to impact City planned public facilities.

Policy 12: *Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process*

Response: The proposed Comprehensive Plan Amendment would not impact the City's solid waste collection program or commitment to public health. The proposed Comprehensive Plan Amendment would not impact existing solid waste programs and is consistent with this policy.

Policy 13: *Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in programs activities.*

Response: The proposed Comprehensive Plan Amendment would not impact existing solid waste programs and is consistent with this policy.

Policy 14: *Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.*

Response: The proposed Comprehensive Plan Amendment would not impact existing City, County or regional transportation plans. Rather, the proposal completely relies on the existing street network..

Policy 15: *The County and Cities within shall work together to proceed the housing for all economic segments of the population. All jurisdictions shall see to create the conditions necessary for the construction of affordable housing, as the appropriate densities within the cities and count. The following actions should be accomplished:*

- a. *Jointly quantify and project total countywide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)*
- b. *Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.*
- c. *Address the affordable housing needs of very low, low- and moderate-income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).*
- d. *Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.*

Response: The proposed plan amendment would not impact the City's Plans and Policies by still allowing affordable housing under the proposed map amendments.

Policy 16: *Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. (Note: the definition of “urban” included in the policy language has not been reprinted here.)*

Response: The proposed Comprehensive Plan Amendment is located within the incorporated City of Richland city limits the amendment is consistent with this policy.

Policy 17: *To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost-efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.*

Response: The proposed Comprehensive Plan Amendment site is located within the City of Richland city limits. The amendment is consistent with this policy.

Policy 18: *Consistent with the protection of public Health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region’s economic prosperity in order to promote employment and economic opportunity for all citizens.*

Response: The proposed comprehensive plan amendment would still provide for additional housing within the City’s core area. The proposal would not result in the loss of natural resources. The proposed Plan Amendment is consistent with the intent of this policy.

Policy 19: *The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion and retention and creating jobs and financial investment to improve the economics of our communities. Note: specific economic development policies a-g are note reprinted here .*

Response: The proposed Comprehensive Plan Amendment is intended to facilitate the City's planned expansion of commercial, businesses and associated job creation; support economic growth and development opportunities; and create a variety of housing options. It is consistent with this policy.

Policy 20: *Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost-effective use of regional and local public services.*

Note: specific policies a-c to accomplish this goal have not been reprinted here.

Response: The proposed Comprehensive Plan Amendment is within the City limits. The existing City Management Plan(s) anticipate providing infrastructure and public services necessary to support future development within this area. It is consistent with this policy.

Policy 21: *Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).*

Response: The proposed Comprehensive Plan Amendment property is in an area anticipated to accommodate future housing if the development market supports residential development of this property. The amendment is consistent with this policy.

Policy 22: *The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter.*

The purpose for the Benton County Wide Planning Policies is to meet the requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.

Response: The proposed Comprehensive Plan Amendment is consistent with the framework and cooperation between the County and City Comprehensive plans. The amendment is consistent with this policy.

City View

Comprehensive Plan Land Use Designation Map Amendment

Attachment C

Consistency with City of Richland Comprehensive Plan Policies

ECONOMIC DEVELOPMENT ELEMENT

ED Goal 1: *Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.*

Policy 1: *Support the growth of a balanced mix of companies in the following sector: high technology, professional service, personal service. Retail trade. Agricultural processing, energy industries, manufacturing, and tourism.*

Policy 2: *Support expansion and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.*

Policy 3: *Encourage educational institutions and non-profits to train a skilled future workforce.*

Policy 4: *Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.*

Response: The amendment would provide and support development compatible with the City's growth projection in the area for retail development that would in turn support the residential uses in the surrounding area, encourage regional economic growth and provide and opportunity for a variety of new jobs. The proposed plan amendment is consistent with this economic development goal.

ED Goal 5: *Ensure that Richland's economic development goals are aligned with regional economic development and marketing efforts.*

Policy 1: *Coordinate with local, regional, and state economic development organizations in activities to attract new businesses and industries to the community.*

Policy 2: *Facilitate collaboration with Tri-City Development Council (TRIDEC) and the Tri-Cities Visitor and Convention Bureau to develop and implement seamless, collaborative, low-cost, and effective marketing efforts designed to recruit new businesses, expand existing businesses, and build a positive national image.*

Policy 3: Accommodate the continued use of the Port of Benton barging facilities in north Richland, consistent with the City's Shoreline Master Program (SMP).

Policy 4: Market the newly transferred 1,341 acre land from DOE to the City, the Port of Benton, and Energy Northwest for large industrial developments.

Response: The proposed Comprehensive Plan Amendment occurs within the City limits in an area where existing streets and utilities serve the area. The proposed plan amendment is consistent with the intent of this policy.

ED Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

Policy 1: Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.

Policy 2: Assist small business owners to enhance their skills and profit opportunities.

Policy 3: Work with public and private groups to expand the range of tourist attractions within the city.

Policy 4: Facilitate retail development and Business District, Uptown, and nearby commercial areas.

Policy 5: Promote performing arts venue and activates through partnerships with regional economic development agencies.

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

Response: The proposed amendment would provide continuity of the commercial development of the City View area. The commercial development will also support the residential areas that is located within the surrounding area.

LAND USE ELEMENT

LU Goal 1: *Plan for growth within the urban growth area and promotes compatible land use.*

Policy 1: *Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View Area.*

Policy 2: *Facilitate planned growth and infill developments within the City.*

Response: The proposed Comprehensive Plan Map Amendment consists of a land use designation and zoning map change on a site located within the City Limits providing flexibility to accommodate projected growth.

LU Goal 2: *Establish land uses that area sustainable and create a livable and vibrant community.*

Policy 1: *Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.*

Policy 2: *Ensure that adequate public services are provided in a reasonable time frame for new developments.*

Policy 3: *Ensure that the intent of the land use and districts are maintained.*

Response: The proposed Comprehensive Plan Amendment will result in additional flexibility to provide living and working environments for existing residential communities in the area. The proposed zoning will also support commercial and residential development in the area. The proposed amendment is consistent with this goal and policies.

LU Goal 3: *Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.*

Policy 1: *Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.*

Policy 2: *Encourage higher residential densities especially in and near the Central Business Center area.*

Policy 3: *Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.*

Response: The proposed comprehensive plan amendment would still provide for future development of high density residential. The proposed amendment is consistent with the land use goal.

LU Goal 4: *Promote commercial and industrial growth that supports the City's economic development goals.*

Policy 1: *Accommodate a variety of commercial land uses including retail and whole sale sales and services, and research and professional services.*

Policy 2: *Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high-tech uses.*

Policy 3: *Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.*

Policy 4: *Encourage the use of buffers or transition zones between non-compatible land uses.*

Policy 5: *In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standard should be used in industrial or commercial developments to mitigate the impacts on residential uses.*

Policy 6: *Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and Port of Benton.*

Response: The proposed Comprehensive Plan Amendment would provide for the commercial development of City View supporting the residential communities in the area. The proposed amendment is consistent with the intent of this land use goal.

Policy 1: *Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.*

Policy 2: *Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.*

Response: The proposed Comprehensive Plan Amendment site is in the City View commercial center. It is bounded by City View Drive and Duportail Street, and is adjacent to the Vintner Square commercial center anchored by Target, and is located in proximity to a number of residential communities in the area. The proposed Comprehensive Plan Amendment is consistent with this land use goal.

LU Goal 6: *Develop an attractive and vibrant Central Business District that displays the unique character of Richland.*

Policy 1: *Revitalize declining commercial areas by promoting clean, safe, and pedestrian-and bicycle-friendly environments.*

Policy 2: *Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.*

Policy 3: *Encourage infill development and redevelopment in the Central Business District. Public Facilities.*

Response: The site is not located near the Central Business District, so this goal would not directly apply to this proposal

LU Goal 7: *Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.*

Policy 1: *Locate municipal facilities within their services areas and ensure the grouping of facilities within neighborhoods, whenever feasible.*

Policy 2: *Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.*

Policy 3: *Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.*

Policy 4: *Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.*

Response: Comprehensive Plan Amendment is not anticipated to impact the City's plan for public facilities as the proposed land designation would support the continued commercial development of the area.

LU Goal 8: *Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.*

Policy 1: *Ensure that land designated Urban Reserve remain in this holding category to serve future demand for land.*

Policy 2: *Apply the Agricultural designation in the Yakima River floodplain.*

Policy 3: *At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.*

Policy 4: *Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Policy 5: *Define and identify mineral resources lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.*

Policy 6: *Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAS 365-190-070).*

Policy 7: *Ensure that land uses surrounding the Richland Airport area compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.*

Response: The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not within any shoreline; is without any known historical or archeological significance; is not a mineral resource area or in close proximity to the Richland Airport.

LU Goal 9: *Within Island View, that City will implement a Single-Family Overlay land use designation for clusters of property that are currently used as single-family residences which have high probability of being redeveloped with non-residential land uses.*

Policy 1: *The city will use the Single-Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.*

Policy 2: *Areas designated as Single-Family Overlay will be zoned for single-family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.*

Policy 3: *Areas designated as Single-Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.*

Policy 4: *Applicants bringing forward a request to change the zoning of property designate Single Family Overlay should demonstrate that the land proposed for amendment is: a) large enough to support redevelopment for non-single-family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.*

Policy 5: *Whenever properties designated with Single-Family Overlay are rezoned for non-single-family residential uses in accordance with Policy 4 above, the Single-Family Overlay designation should be removed from the subject property.*

Response: **The site is not located within the Island View area, so these land use policies do not apply.**

LU Goal 10: **Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.**

Policy 1: *Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.*

Policy 2: *Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.*

Policy 3: *Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.*

Response: **The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and prove the public with adequate note. The proposed plan amendment is consistent with this Land Use goal.**

HOUSING ELEMENT

HE Goal 1: *Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.*

Policy 1: *Ensure that the comprehensive plan development regulations allow for a variety of housing types, sized, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed use development, cluster development, live/work housing co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.*

Policy 2: *Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designate areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.*

Policy 3: *Support the development of senior housing care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.*

Policy 4: *Promote and prove incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.*

Policy 5: *Allow and regulate manufactured homes in the same way as site-built homes.*

Policy 6: *Plan for an adequate supply of land appropriate land designations and zoning categories to accommodate household growth, accommodating other commercial, industrial, and open space needs of the City.*

Response: **The proposed Comprehensive Plan Amendment would still allow for future development of high density residential uses. The proposed amendment is consistent with the land use goal.**

HE Goal 2: *Improve affordable housing opportunities for lower-income individuals, households, and first-time homebuyers.*

Policy 1: *Expand the supply of affordable units by proposing owner-and renter-occupied housing throughout the City, consistent with Comprehensive Plan.*

Policy 2: *Promote the use of mixed-income, housing developments and mixed-use developments that provide both affordable housing and economic opportunities throughout the City consistent with the Comprehensive Plan.*

Policy 3: Sustain or improve the quality of existing affordable housing stock by encouraging rehabilitation of housing units by current owners.

Response: The amendment would not impact the City's goals and policies for the promotion of affordable housing.

TRANSPORTATION ELEMENT

TE Goal 1: *Provide an efficient and multi-model transportation network including road, trail, rail, water, and air, to support the City's land use vision and existing needs.*

Policy 1: *Plan new street segments and consider modifying existing streets to provide comfortable and safe elements for bicyclists, pedestrians, and transit users in addition to vehicles.*

Policy 2: *Identify and secure the rights of way for new and/or expanded transportation corridors.*

Policy 3: *Support rail services for industries and commerce within the area.*

Policy 4: *Support regional planning efforts for roadway, rail, air, and non-motorized travel.*

Policy 5: *Plan and implement transportation system improvements that meet the needs of all areas and residents.*

Policy 6: *Plan transportation facilities that are compatible with adjacent land uses.*

Policy 7: *Plan and implement an appropriately classified and designed roadway system that provides for efficient movement of people and goods and the comfort and safety of residential neighborhoods.*

Response: The City of Richland City-wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years.

TE Goal 2: The City of Richland Citywide Transportation Plan adopted in 2005 supports the City's vision and planned growth and development of this area, including multimodal opportunities over the next 20 years.

Policy 1: *Implement appropriate access control for arterial collectors and aerial streets.*

Policy 2: *Link local street networks through subdivisions to provide efficient local circulations, as appropriate, and provide additional collector arterial access for major residential areas.*

Policy 3: *Evaluate, Plan, and install traffic control devise and intersection designs to improve travel safety and efficiency.*

Response: The City of Richland City wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years. The proposed Comprehensive Plan Amendment is located in City View where existing transportation services exist. The propose Plan amendment is consistent with this transportation goal.

TE Goal 3: *Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.*

Policy 1: *Support increased use of transit, bicycling, and pedestrian travel.*

Policy 2: *Plan facilities for non-motorized travel across jurisdictional boundaries.*

Policy 3: *Require sidewalks, improved shoulders, appropriate signage, or off-street trails within new developments to accommodate internal bicycle and pedestrian circulation within and between neighborhoods.*

Policy 4: *Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.*

Policy 5: *Design a circulation system to become a bicycle-friendly community with complete streets.*

Response: As noted in TE Goal 2 above, the City's City-wide Transportation Plan adopted in 2005 supports the City's vision and servicing planned growth within this area, including multimodal elements over the next 20 years. The proposed plan amendment is consistent with this transportation goal.

TE Goals 4: *Ensure that the road network is sensitive to the natural and built environment and offers a sense of community.*

Policy 1: *Use appropriate streetscape and gateway features along the major entryways into the City.*

Policy 2: *Implement landscaping and other types of buffers along major transportation corridors.*

Policy 3: *Construct street system improvements to reduce traffic congestion as a measure to improve quality.*

Policy 4: *Plan new streets and consider modifying existing streets to include storm water management best practices to reduce pollution from stormwater runoff.*

Policy 5: *Plan and implement new streets and consider modifying existing streets to improve access control to sensitive areas.*

Response: The amendment would not impact the City's goals and policies for road networks.

URBAN DESIGN ELEMENT

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: *Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.*

Policy 2: *Hillside development should, as much as practical, blend with the natural shape and texture of the land.*

Policy 3: *Lighting should be designed so as to promote "Dark Sky" principals.*

Response: The site of the proposed plan amendment is located adjacent to property that is along shoreline areas, steep slopes, ridgelines to the north of the property. There are no known archeological or historical resources on site. Any development would be setback from these resources, and the future sale of this property would not include any of these resources for private ownership.

UTILITIES ELEMENT

UE Goal 2: *Maintain existing service levels to current customers and ensure that public facilities and services necessary to support development are planned, sized, and constructed to service new development.*

Policy 3: *Promote the efficient use of land and minimize environmental disturbance by requiring that the facilities of various utilities be located together in the City right of way wherever possible.*

Response: The proposed Comprehensive Plan Amendment occurs within the City limits where existing utilities serve the property and surrounding area.

Horn Rapids Future Fire Station
Comprehensive Plan Map Amendment

LIST OF EXHIBITS

Map 1	Site Map
Map 2	Legal Descrsiption of Property
Map 3	Existing Comprehensive Land Use Designation
Map 4	Proposed Comprehensive Land Use Designation Map
Map 5	Topographical Map
Map 6	City Utilities Map
Map 7	Street Functional Classification Map
Map 8	Local Vicinity Map
Map 9	Topographic Map 1 1,000

City of Richland

COMPREHENSIVE PLAN AMENDMENT

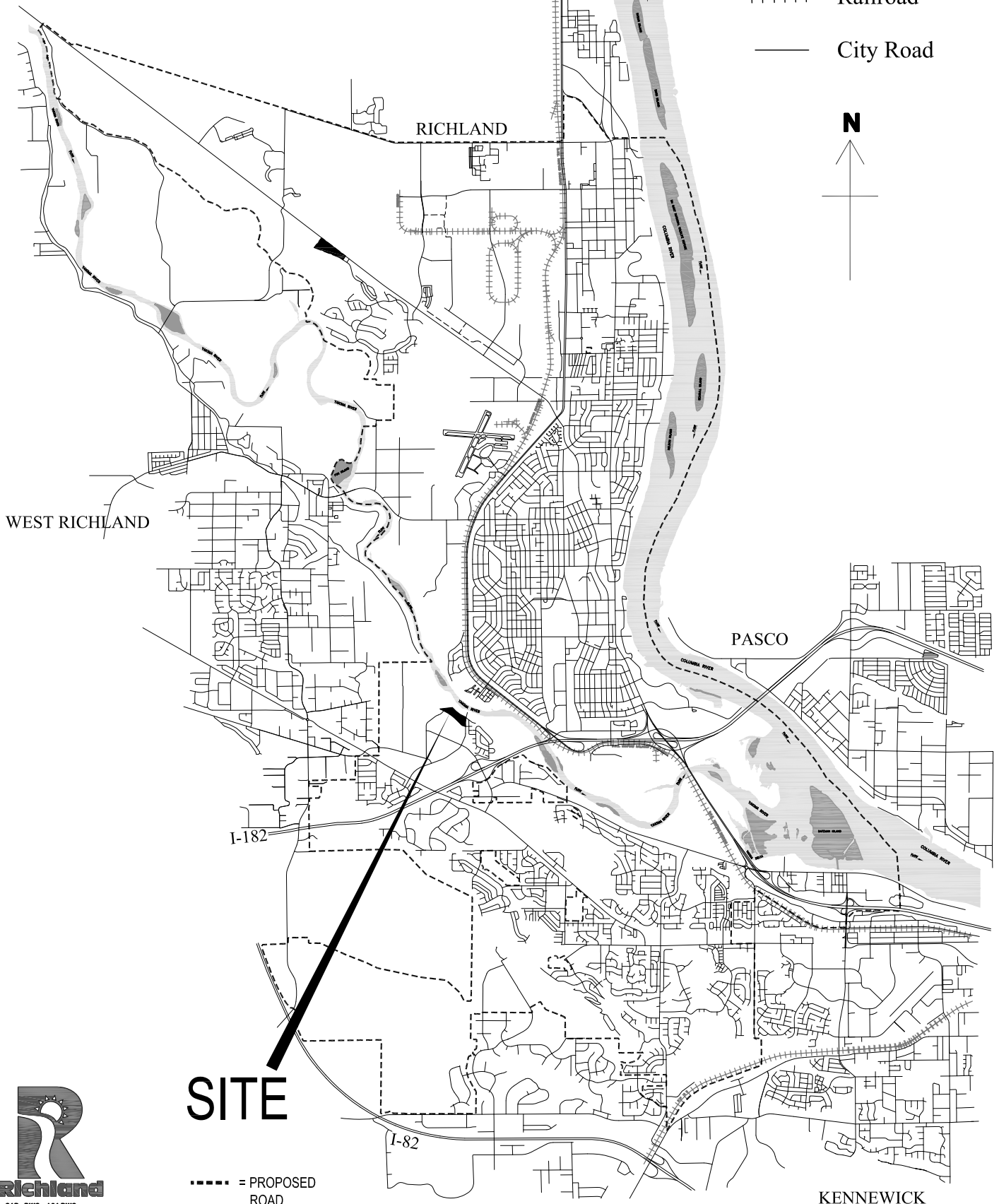
Legend

----- City Limits

+++++ Railroad

—— City Road

N



CAD DWG: VALDWG
DATE: 19.01.2021
DRAWN BY: DMM
SCALE: NTS

DESCRIPTION of PROPERTY:

The land in the County of Benton, State of Washington, described as follows:

THOSE PORTIONS OF GOVERNMENT LOTS 3, 4, 6, & 7 LYING SOUTHWESTERLY OF CANAL RIGHT OF WAY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL;

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER LYING NORTHERLY OF THE NORTHERLY MARGIN OF S.R. 1214, AND GOVERNMENT LOT 7, ALL IN SECTION 16, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., EAST, BENTON COUNTY, WASHINGTON, EXCEPT THOSE LANDS DESCRIBED IN ORDER DATED MARCH 17, 1955 IN CASE NO. 683 AND IN ORDER DATED FEBRUARY 25, 1954, IN CASE NO. 722 IN THE DISTRICT COURT OF THE UNITED STATES FOR THE EASTERN DISTRICT OF WASHINGTON, SOUTHERN DIVISION, ACCORDING TO THAT WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES SURVEY DATED OCTOBER 12, 1984, REVISED DECEMBER 12, 1989, RECORDED IN BOOK 1 OF SURVEYS AT PAGE 1318 UNDER AUDITOR'S FILE NO. 90-10415, BENTON COUNTY RECORDS, AND EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 28 EAST., W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 16 BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°57'01" WEST ALONG THE SOUTH LINE OF SAID SECTION 16 A DISTANCE OF 0.80 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 81°14'11", A RADIUS OF 525.00 FEET, A CHORD BEARING OF NORTH 89°12'59" WEST, AN ARC DISTANCE OF 744.37 FEET; THENCE SOUTH 50°09'54" WEST A DISTANCE OF 15.53 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE SOUTH 89°57'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 215.22 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE LEFT SAID CURVE HAVE A CENTRAL ANGLE OF 22°19'40", A RADIUS OF 1140.00 FEET, A CHORD BEARING OF NORTH 35°00'34" EAST, AN ARC DISTANCE OF 444.25 FEET; THENCE NORTH 23°50'44" EAST A DISTANCE OF 105.77 FEET TO A POINT ON CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 78.54 FEET; THENCE NORTH 66°09'16" WEST A DISTANCE OF 160.00 FEET; THENCE NORTH 23°50'44" EAST A DISTANCE OF 53.50 FEET; THENCE NORTH 66°09'16" WEST A DISTANCE OF 1747.04 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 24°05'28", A RADIUS OF 600.75 FEET, AN ARC DISTANCE OF 252.60 FEET; THENCE SOUTH 89°45'16" WEST A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°14'44" WEST ALONG SAID WEST LINE A DISTANCE OF 905.81 FEET; THENCE NORTH 89°27'39" EAST A DISTANCE OF 398.89 FEET; THENCE SOUTH 37°45'41" EAST A DISTANCE OF 149.55 FEET; THENCE NORTH 52°45'23" EAST A DISTANCE OF 39.92 FEET; THENCE SOUTH 37°14'37" EAST A DISTANCE OF 60.00 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 20°53'09", A RADIUS OF 515.00 FEET, A CHORD BEARING OF NORTH 63°11'58" EAST, AN ARC DISTANCE OF 187.73 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 04°03'37", A RADIUS 510.00 FEET, A CHORD BEARING OF NORTH 71°36'43" EAST, AN ARC DISTANCE OF 36.14 FEET; THENCE SOUTH 18°35'52" EAST A DISTANCE OF 266.44 FEET; THENCE NORTH 72°54'08" EAST A DISTANCE OF 656.89 FEET, TO A POINT OF CURVE THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 05°51'37", A RADIUS OF 1450.00 FEET, A CHORD BEARING OF SOUTH 48°24'41" EAST, AN ARC DISTANCE OF 148.31 FEET; THENCE SOUTH 45°28'52" EAST A DISTANCE OF 550.31 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 31°42'43", A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 210.32 FEET, TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 76°35'15", A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 40.10 FEET; THENCE NORTH 00°36'19" WEST A DISTANCE OF 180.55 FEET; THENCE NORTH 89°23'41" EAST A DISTANCE OF 120.00 FEET TO A POINT OF CURVE; THENCE ALONG A NON-RADIAL CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE 16°20'47", A RADIUS OF 1819.24 FEET, A CHORD BEARING OF NORTH 07°34'05" EAST, AN ARC DISTANCE OF 519.02 FEET; THENCE SOUTH 69°29'41" EAST A DISTANCE OF 24.84 FEET; THENCE SOUTH 35°44'11" EAST A DISTANCE OF 396.71 FEET TO THE EAST LINE OF SAID SECTION 16; THENCE SOUTH 00°36'19" EAST ALONG SAID EAST LINE A DISTANCE OF 1949.59 FEET TO THE SOUTH EAST CORNER OF SAID SECTION 16 AND THE TRUE POINT OF BEGINNING;

EX-2A

EXCEPT ANY PORTION LYING WITHIN CITY VIEW DRIVE AND TRUMAN AVENUE AS DEDICATED BY CITY OF RICHLAND

OF 99.43 FEET, WITH A DELTA ANGLE OF $10^{\circ}08'11''$, A CHORD BEARING OF SOUTH $69^{\circ}25'25''$ EAST, AND A CHORD LENGTH OF 99.30 FEET;

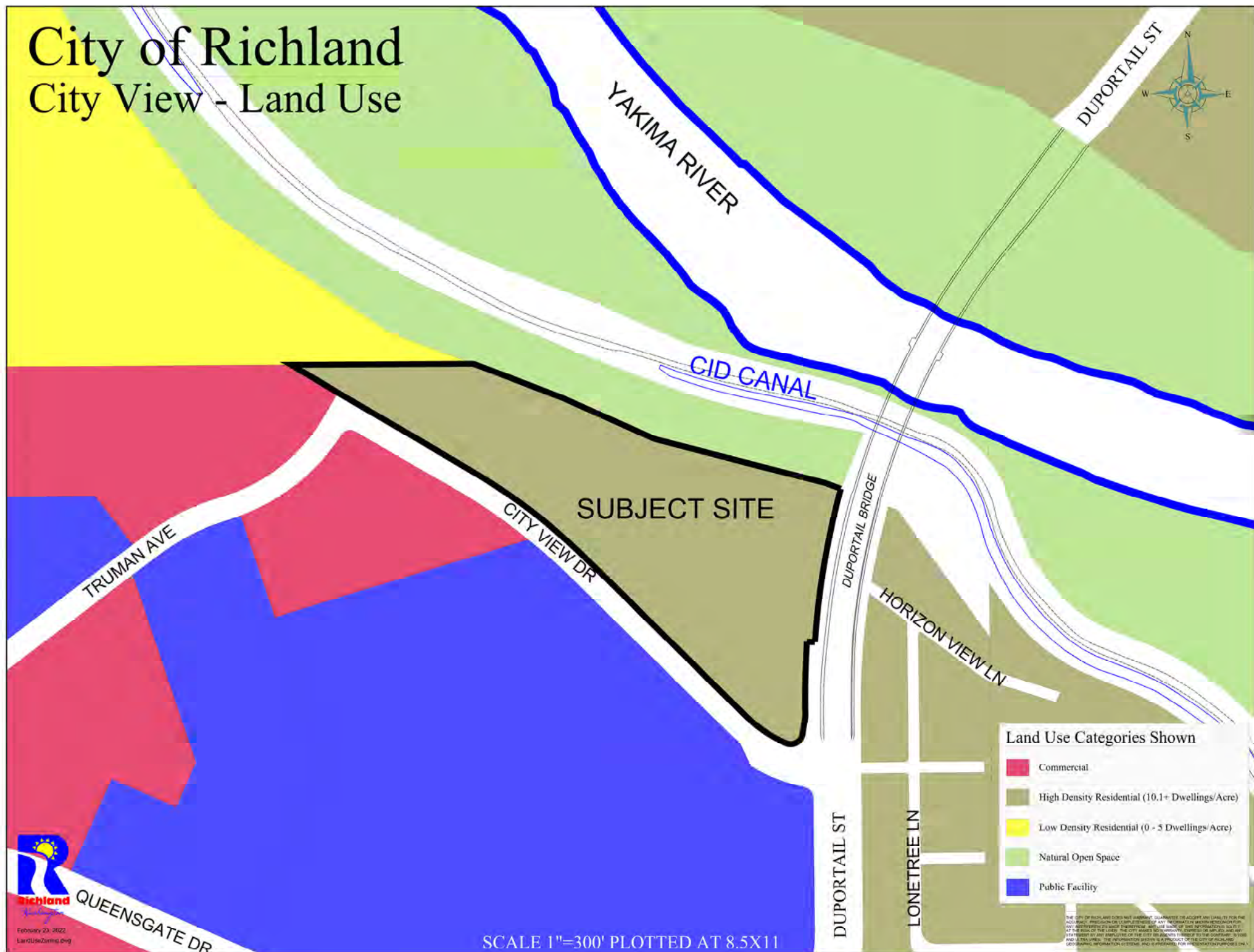
THENCE SOUTH $64^{\circ}21'20''$ EAST A DISTANCE OF 378.80 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 458.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 80.39 FEET, WITH A DELTA ANGLE OF $10^{\circ}03'26''$, A CHORD BEARING OF SOUTH $69^{\circ}23'02''$ EAST, AND A CHORD LENGTH OF 80.29 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY BOUNDARY OF SAID TRACT D OF THE PLAT OF QUAIL RIDGE PHASE 1 & 2;

THENCE NORTH $37^{\circ}24'49''$ EAST ALONG SAID NORTHWESTERLY BOUNDARY A DISTANCE OF 262.27 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

City of Richland

City View - Land Use



Land Use Categories Shown

- Commercial
- High Density Residential (10.1+ Dwellings/Acre)
- Low Density Residential (0 - 5 Dwellings/Acre)
- Natural Open Space
- Public Facility



February 23, 2022
LandUseZoning.dwg

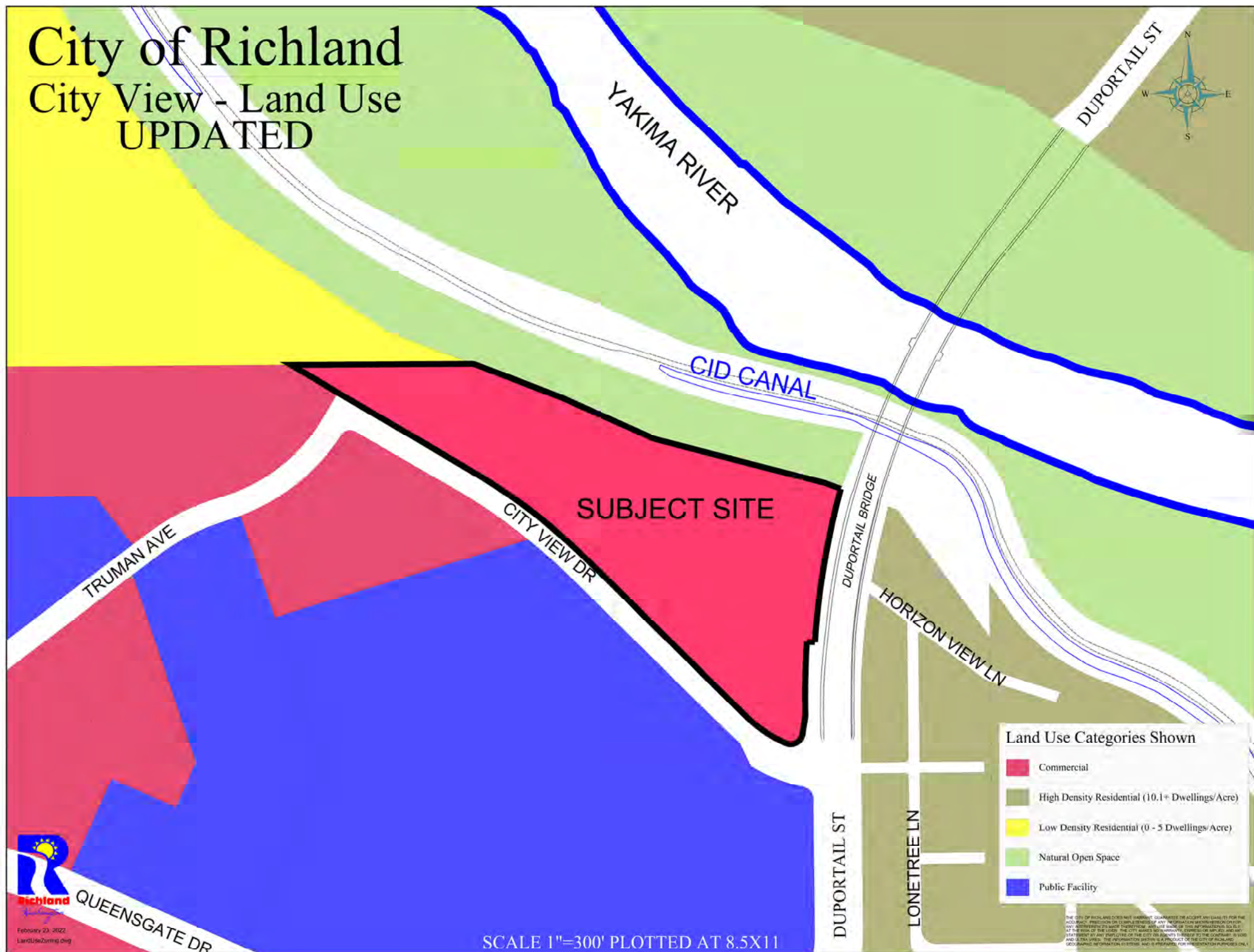
SCALE 1"=300' PLOTTED AT 8.5X11

THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, PRECISION OR COMPLETENESS OF ANY INFORMATION OR DATA HEREON. ANY INFORMATION IS BASED ON THE BEST AVAILABLE DATA AND IS NOT A GUARANTEE OF THE CITY OF RICHLAND. THE CITY OF RICHLAND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE INFORMATION HEREON IS A PRODUCT OF THE CITY OF RICHLAND AND IS PROVIDED FOR INFORMATION PURPOSES ONLY. NO WARRANTY IS MADE BY THE CITY OF RICHLAND FOR ANY INFORMATION OR DATA HEREON.

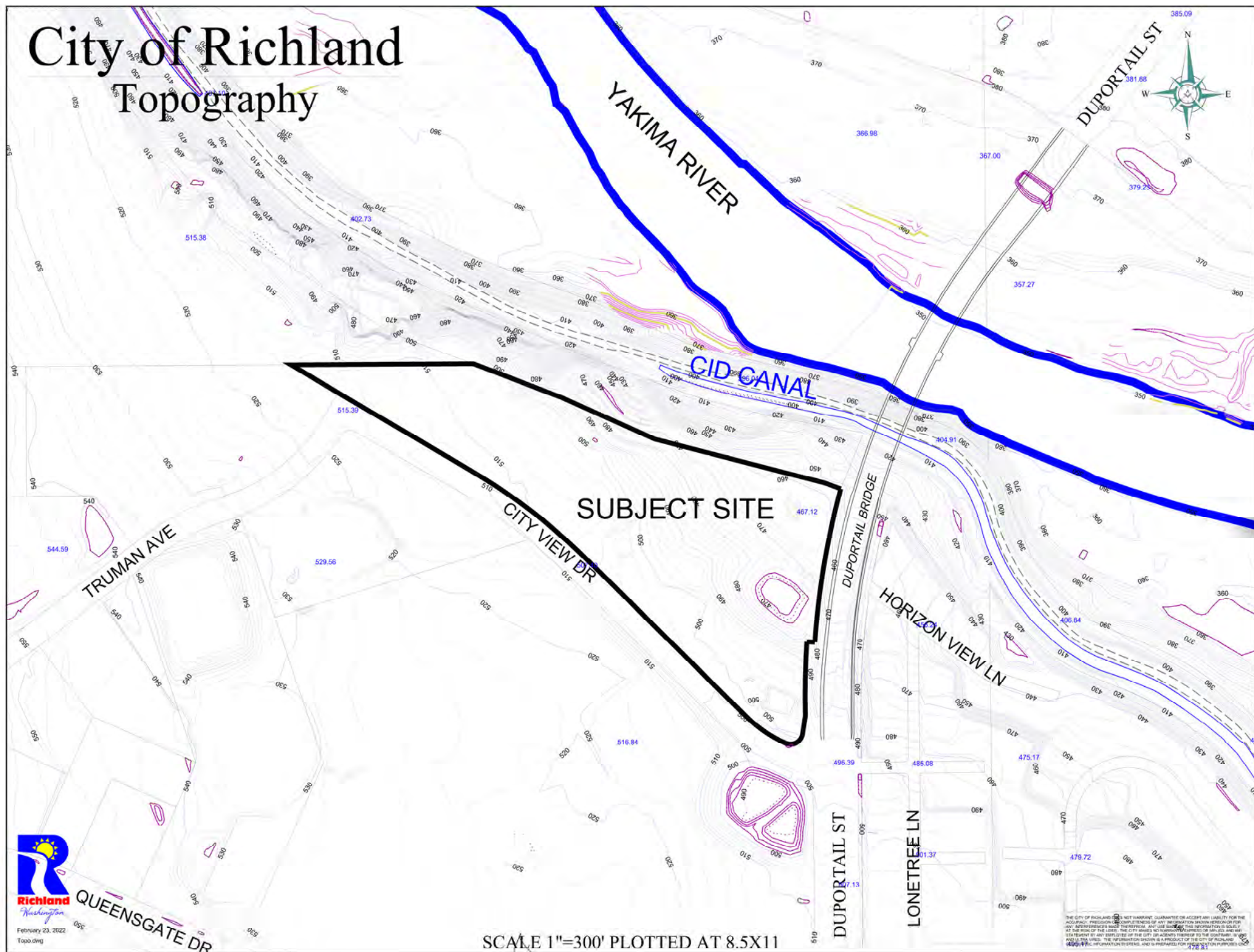
City of Richland

City View - Land Use

UPDATED



City of Richland Topography



February 23, 2022
Topo.dwg

SCALE 1"=300' PLOTTED AT 8.5X11

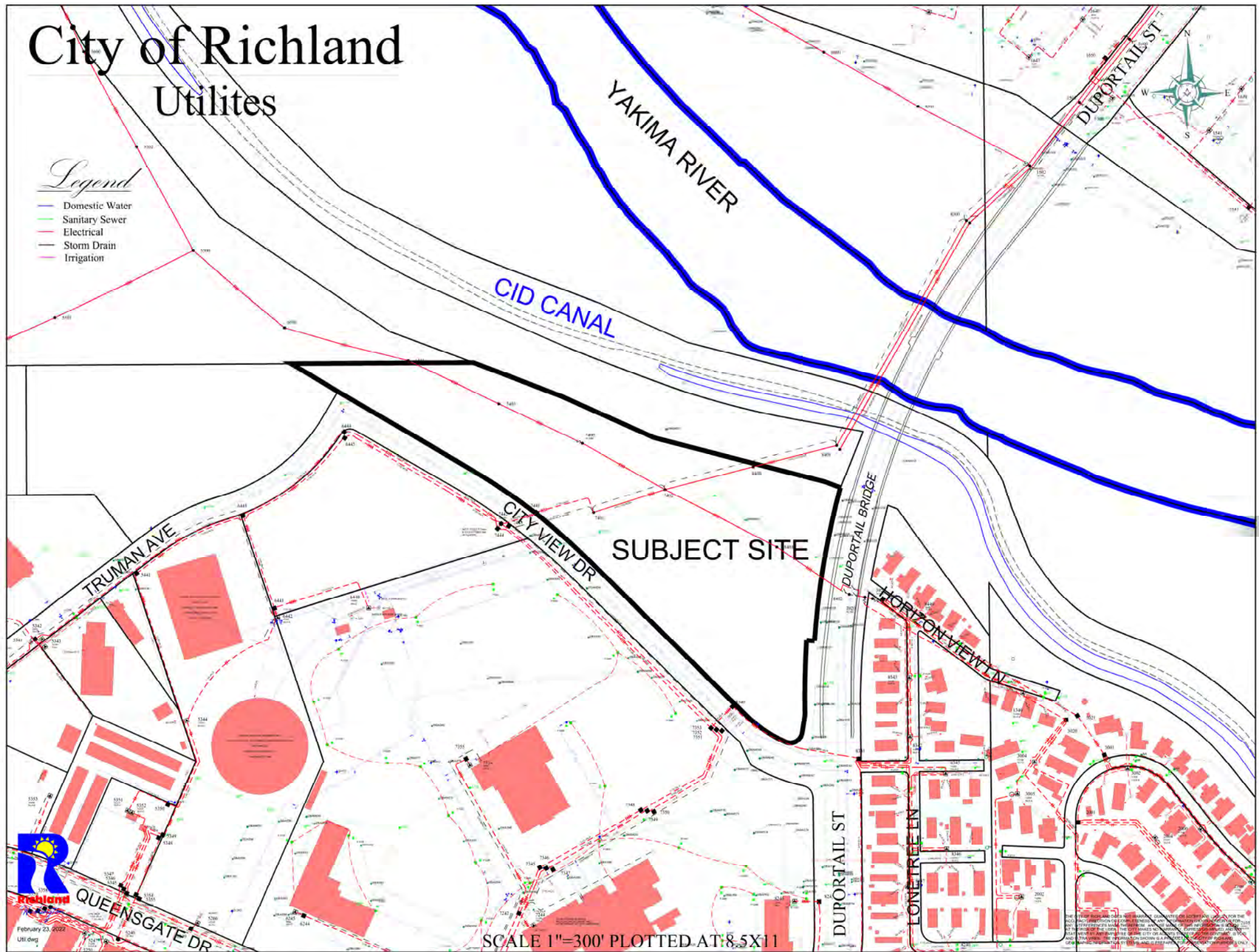
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City of Richland

Utilites

Legend

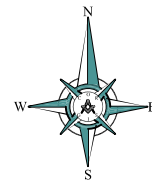
- Domestic Water
- Sanitary Sewer
- Electrical
- Storm Drain
- Irrigation



SCALE 1"=300' PLOTTED AT 8.5X11

City of Richland

Street Functional Classification

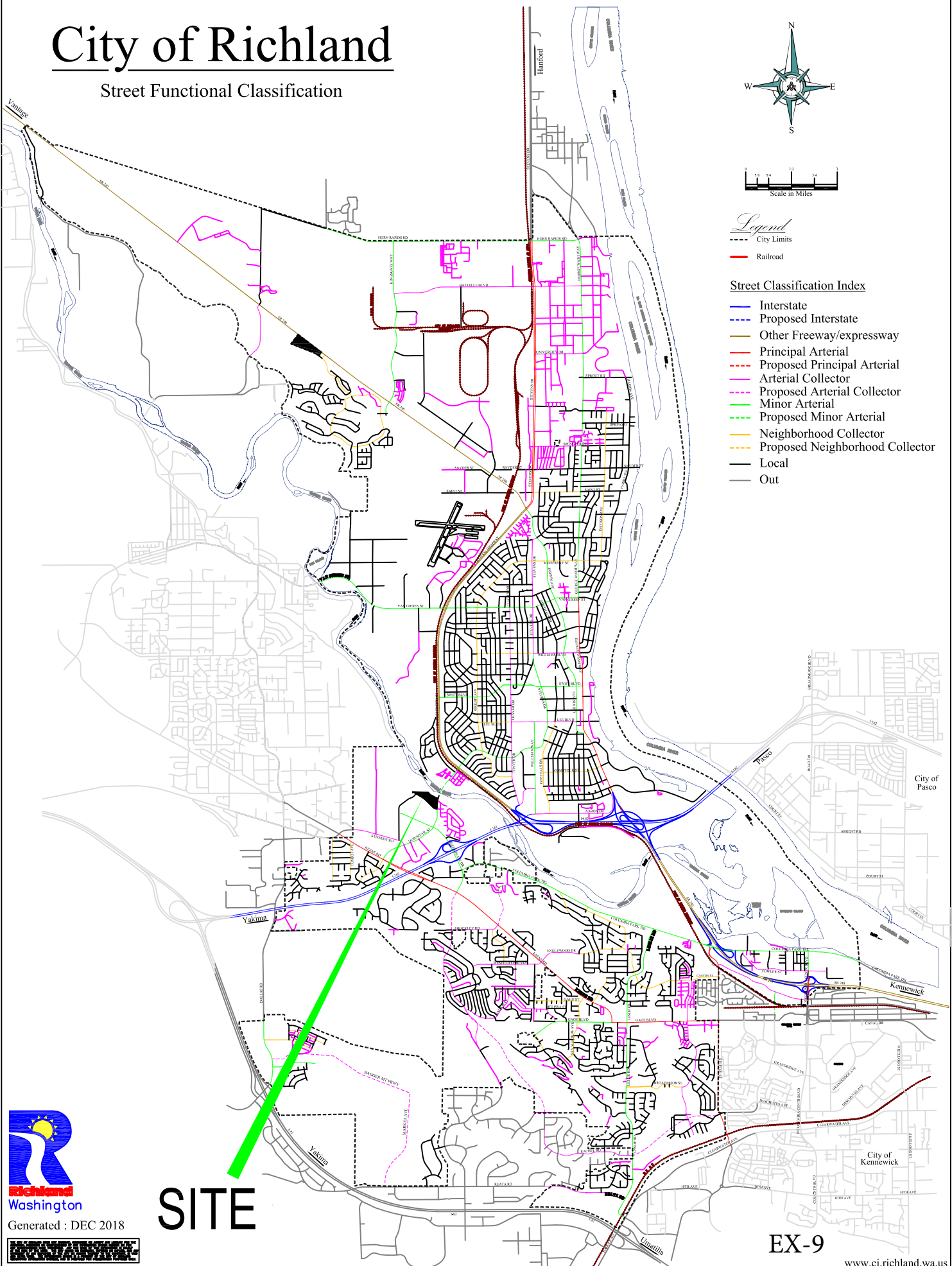


Legend

--- City Limits
— Railroad

Street Classification Index

- Interstate
- - - Proposed Interstate
- Other Freeway/expressway
- Principal Arterial
- - - Proposed Principal Arterial
- Arterial Collector
- - - Proposed Arterial Collector
- Minor Arterial
- - - Proposed Minor Arterial
- Neighborhood Collector
- - - Proposed Neighborhood Collector
- Local
- Out



Generated : DEC 2018

SITE

EX-9

www.ci.richland.wa.us



Comprehensive Plan Amendment Application

SUPPLEMENT

APPLICATION REQUIREMENTS — Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;

Planning Dept. will IDB Office of Economic Development after the application has been processed.

2. The purpose of the proposed amendment;

The Office of Economic Development is proposing an an amendment to the Comprehensive Land Use Map and a concurrent amendment to the Zoning Map on approximately 10 acres in City View. The property is currently owned by the City of Richland. The current land use designation is High Density Residential, and the current zoning is Commercial C-LB.

3. Describe how the amendment is consistent with Washington State Growth Management Act—RCW 36.70A (the goals of the Act are listed in 36.70A.020);

The following is a list of the GMA topics and the applicability of each to the proposed map change.

(1) **Urban growth.** The requested change will accommodate development in an urban growth area (and within city limits as of an annexation in 1956) where adequate public facilities and services exist or can be provided in an efficient manner.

(2) **Reduce sprawl.** The proposal will not induce sprawl but instead will to create an opportunity for infill development and the option to introduce a higher and better use in an area with existing infrastructure, and within valuable proximity to existing housing and commercial uses.

(3) **Transportation.** The subject parcel has direct access to City View Drive/Duportail Street and is proximate to:

- Automobile and truck routes on SR 240 and I-182;
- Existing Ben Franklin Transit stops along Duportail Street in the adjacent Vintner Square commercial center;
- The Richland Airport (approximately two miles north);
- Rail services (to the northeast, although only used for freight);
- Paved bike and pedestrian paths along Duportail Street; and
- Signalized intersection at Duportail Street and Queensgate (performing at an acceptable Level of Service), with pedestrian crosswalks connecting all four corners.

(4) Housing. N/A

(5) Economic development. The requested change will foster economic development consistent with Richland's adopted Comprehensive Plan.

(6) Property rights. We are exercising our rights as property owners in seeking this map change.

(7) Permits. N/A

(8) Natural resource industries. N/A

(9) Open space and recreation. The proposal to change the land use map and to rezone would result in an opportunity for additional commercial uses to exist in a currently developed area. The proposal would potentially development on a property that has otherwise remained unbuilt since City View commercial center was first marketed in the early 2000s.

(10) Environment. The infill development where existing infrastructure is already in place increases the efficiency of the infrastructure and protects the environment by avoiding sprawling development in greenfield sites.

(11) Citizen participation and coordination. The proposal will be considered during a public hearing.

(12) Public facilities and services. We have included with this application a traffic analysis to ensure that those public facilities and services necessary to support development will be adequate to serve the development at the time the development is available for occupancy, and use without decreasing current service levels below locally established standards.

(13) Historic preservation. Future development will adhere to applicable guidelines established by the City and/or the Washington Department of Archeology and Historic Preservation.

(14) Shoreline Management. N/A

4. How the amendment is consistent with the adopted countywide planning policies;

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is emphasized. Community Goal # 10 calls on the community to "achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy."

The proposed amendment will align with the City's desire to foster commercial land uses in the City View area.

In summary, amending the commercial land use designation for this parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of this under-utilized property positioned within a developed area, consistent with the city's Comprehensive Plan.

5. How the amendment furthers the purpose of the City's comprehensive plan;

First, the Vision for Richland, as listed in the Community Vision chapter of the Plan states that the "dynamic city....actively supports opportunities for economic development..." In that same section, the importance of creating and sustaining jobs while growing small and large vibrant businesses is

emphasized. Community Goal # 10 calls on the community to “achieve a diversified mix of private industry and commerce capable of supporting a strong and growing economy.”

The proposed amendment will align with the City’s desire to foster commercial land uses in the City View area where feasible.

In addition, the amendment will resolve an undesirable situation where the Comprehensive Land Use Map features two different designations on the same parcel (which is less than seven acres).

In summary, expanding the commercial land use designation to the entire parcel will further economic development (expansion of the tax base, job creation, availability of consumer services) by raising the enterprise opportunities of this under-utilized property positioned within a developed area, consistent with the city’s Comprehensive Plan.

6. How the amendment is internally consistent with the City’s comprehensive plan, as well as other adopted City plans and codes;

The proposed Land Use map change - and subsequent re-zone to commercial - will encourage economic development that is consistent with Richland’s adopted comprehensive plan. Moreover, the proposal supports many of City’s goals, policies or objectives as expressed in the Plan, and does not come into conflict with them.

Under Economic Development (ED) Goal 1: “Build the diversity , resiliency, and equity of the City’s economy to ensure opportunities for growth and shared prosperity” and ED Goal 3: “Support businesses of all sizes” support this request.

On Page 16 the Plan highlights that planning for urban infill development is a key opportunity for the city, and the Plan details that “to ensure zoning is responsive to market conditions, it should be monitored periodically to evaluate potential hindrances. Working to concentrate development in areas with existing infrastructure and near job centers will be instrumental to optimize the City’s funding.” This request aligns with that concept.

7. If applicable, how the project will meet concurrency requirements for transportation;

We have included with this application a Technical Memorandum by J-U-B Engineers "City View Comprehensive Plan Amendment Traffic Study, dated XXXXXXXX, 2022, addressing potential traffic impacts and mitigation that could be triggered at various development levels, based on different types of development.

8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;

SEPA checklist - *enclosed*

9. Comprehensive Plan TEXT AMENDMENT applications must also include:

- a. The proposed element, chapter, section and page number of the comp. plan to be amended;
- b. The proposed text change, with new text underlined and deleted text crossed out;

Not applicable.

10. Comprehensive Plan MAP AMENDMENT applications must also include:

- a. The current land use map designation for the subject parcel(s);

HDR - High Density Residential

- b. The land use map designation requested;

COM-Commercial

- c. A complete legal description describing the combined area of the subject parcel(s);

PORTION OF NE 1/4 OF SE 1/4 OF SECTION 4 TOWNSHIP 9 N RANGE 28 E, W.M.

- d. A vicinity map showing:

- i. All land use designations within 300 feet of the subject parcel(s);
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- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);

A vicinity map is enclosed.

e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);

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f. The current official zoning map designation for the subject parcel(s);

Commercial C-LB

g. A detailed plan which indicates any proposed improvements to:

- i. Paved streets;**
- ii. Storm drainage control and detention facilities;**
- iii. Public water supply;**
- iv. Public sanitary sewers;**
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods;**

Not applicable at this time.

h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;

The application is submitted.

i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

No Development is proposed for the property at this time.



Comprehensive Plan Amendment Application

SUPPLEMENT

APPLICATION REQUIREMENTS — Submit as required or attach written statements explaining the following:

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The proposed amendment will align with the City's desire to foster commercial land uses in the City View area.

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8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;

SEPA checklist - *enclosed*

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- a. The proposed element, chapter, section and page number of the comp. plan to be amended;
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- b. The land use map designation requested;

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- c. A complete legal description describing the combined area of the subject parcel(s);

PORTION OF NE 1/4 OF SE 1/4 OF SECTION 4 TOWNSHIP 9 N RANGE 28 E, W.M.

- d. A vicinity map showing:

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- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);

A vicinity map is enclosed.

e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);

A topographical map is enclosed.

f. The current official zoning map designation for the subject parcel(s);

Commercial C-LB

g. A detailed plan which indicates any proposed improvements to:

- i. Paved streets;**
- ii. Storm drainage control and detention facilities;**
- iii. Public water supply;**
- iv. Public sanitary sewers;**
- v. Circulation and traffic patterns for the development and the surrounding neighborhoods;**

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h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;

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No Development is proposed for the property at this time.

Stevens, Mike

From: Spencer Montgomery <smontgomery@JUB.com>
Sent: Friday, April 29, 2022 9:25 AM
To: Arrasmith, Darin
Cc: Follett, Lynne; Stevens, Mike; Wallner, Amanda
Subject: RE: City View Comp Plan Traffic Study
Attachments: GraphicofDevelopableAcres.pdf; TripGenerationComparisonForCityViewParcel.pdf; HighwayCapacityTrafficControlExhibit.pdf

Darrin and Mike,

We have completed an analysis of the City View parcel Comprehensive Plan traffic analysis. Attached is a graphic determining the developable acreage as well as a sheet with comparative trip generation scenarios for the existing zoning and the proposed zoning along with some stand alone-single use trip generation scenarios for comparative purposes. A third attachment shows the potential traffic control needed at the intersection of City View Drive/Duportail Street.

A little discussion on our approach to coming up with the assumptions included in the tables may help in your decision making process.

Background

- An existing 16.43 acre parcel west of Duportail Street is split by City View Drive. The portion north of City View Drive is 12.52 acres. The northern most portion of the parcel is undevelopable due to steep slopes, leaving approximately 9.63 acres. These areas are shown in the attached graphic.
- The City desires to modify the zoning, and therefore the Comprehensive Plan to allow stand-alone restaurants which have been requested by potential developers..
- The current Comprehensive Plan land-use designation is High-Density Residential and zoning is C-LB, Commercial Limited Business.
- The proposed Comprehensive Plan land-use designation is Commercial and zoning as C-2.

Allowed Land Uses

- Examination of the Richland Zoning Code section 23.22.030 section on commercial use districts to compare the uses allowed in both the C-LB and C-2 zones was performed. There are many uses that are allowed in both, such as a bank, convenience market, offices including medical/dental, hospital, hotels. Restaurants are allowed in the C-LB if they are an accessory use such as would occur with a hotel, but not as stand-alone function.
- Uses allowed in the C-2 that are not included in the C-LB include automotive repair, health/fitness center, restaurants such as fast food or sit-down, shopping center, food stores, movie theater and coffee/donut shop.
- Residential uses are also allowed. Municipal Code section 23.22.040 provides density and height limitation requirements.
 - In the C-LB zone one apartment is allowed for every 1,500 sq ft of a parcel, subject to a height limitation of 55 feet, amounting to 29 units.
 - The C-2 zone has no maximum density, but does have a height limitation of 80'. For the purposes of this evaluation it is assumed that with the additional height limitation that an additional 45% (80/55) of apartment units could be accommodated, reaching a total of 42 apartment units.
 - It must be understood that no effort has been expended to determine the financial feasibility of constructing the maximum number of apartments while still providing the required parking. It may be necessary to construct a parking garage in order to provide the required parking.

Trip Generation

- A “worst case” scenario with respect to trip generation was requested. It became obvious that the highest trip generation land uses allowed would not be reasonable to assume. For example among the highest trip generation land use of those identified in the ITE 10th Edition of *Trip Generation Manual* is fast food restaurant, coffee/donut shop, or convenience market. Clearly it is not practical to assume that the full 9.63 acres could be developed with these uses or even a combination of them. Therefore two scenarios, one with the existing zoning and one for the proposed zoning were developed that seemed to provide a fair comparison as described below.
- Existing C-LB zoning:
 - It was assumed that two-thirds of the 9.63 acres would develop as apartments and one-third as commercial
 - Apartments at 29 units per acre. This would be similar to the Regency Park Development less than ½ mile to the southwest which has 196 units on 8 acres.
 - Commercial uses include a bank, medical-dental office, convenience store with fueling and a health/fitness club.
 - The trip generation for these uses is shown on the attached table and amounts to approximately 4,236 daily trips with 386 PM peak hour trips.
- Proposed C-2 Zoning:
 - It was assumed that one-third of the 9.63 acres would develop as apartments, one-third as commercial uses allowed under both the C-LB zone and C-2 zone identical to the list above, and one-third would develop as restaurants.
 - Apartments at 42 units per acre. This would essentially add floors up to the 80' height limitation.
 - Commercial uses include a bank, medical-dental office, convenience store with fueling and a health/fitness club.
 - It would also include fast food restaurants with a total of 7,500 sq ft and quality restaurants with a total of 7,500 sq ft (presumably four total restaurants). It may be important to note that there are over 20 restaurants in the City View area along Queensgate Drive and Duportail Street.
 - The trip generation for these uses is shown on the attached table and amounts to approximately 8,846 daily trips with 785 PM peak hour trips.
- A third table showing a comparison of land uses if the parcel were developed as a single use under residential in the current and proposed zoning, as well as other stand alone uses. Essentially a Supermarket commercial department store could be placed on the site, similar in size to the Target nearby, although the shape of the parcel would be a bit more challenging. Regardless of the feasibility, it would be allowed but the trip generation would not be significantly different than the uses currently allowed.

Traffic Implications

- The C-2 zone has the potential to generate potentially twice as many PM peak hour trips under the scenarios described above, up from 386 trips to 785 PM peak hour trips. Conceivably there could be some of these trips that might be reduced due to the proximity of the residential to the restaurants. Approximately half of these trips would be outbound trips which would be the likely cause for the need for traffic mitigation.
- Although this may sound like a significant number of trips, a valid question could be asked as to what the difference would be with respect to potential traffic mitigation.
- The Regional traffic model maintained by the Benton Franklin Council of Governments was reviewed as well as the Highway Capacity Manual. The regional model indicates that by year 2045 the traffic on City View Drive approaching Duportail Street is anticipated to be over 500 vehicles (land use assumptions were unavailable) while traffic volumes in both directions combined on Duportail Street are anticipated to be over 1,000 in each direction. An attached plot of volumes using a planning level assessment from the Highway Capacity Manual indicates that traffic signalization under the existing or proposed zoning is likely. The City has a Traffic Impact Fee (TIF) that includes this parcel and the TIF could be amended to include this mitigation for either the existing or proposed zoning.
- It would appear that the Comprehensive Plan and Zoning change amendment requests should not be significantly influenced by the traffic differences of the two zoning classifications. In other words, it does not seem reasonable to deny this request because of a significant difference in traffic impacts between the C-LB and

C-2 zones. There may be other things to consider, but the traffic mitigation is likely to be the same under either scenario.

I hope this analysis helps with the decision-making process of whether to approve the Comprehensive Plan and Zoning amendment requests.

If you have any additional questions please let me know.

Sincerely,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e smontgomery@jub.com w www.jub.com

p 509 783-2144 c 509 378-2312



From: Arrasmith, Darin <darrasmith@CI.RICHLAND.WA.US>

Sent: Tuesday, April 19, 2022 10:03 AM

To: Spencer Montgomery <smontgomery@JUB.com>

Cc: Follett, Lynne <lfollett@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Wallner, Amanda <awallner@CI.RICHLAND.WA.US>

Subject: [EXTERNAL] RE: City View Comp Plan Traffic Study

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Thanks Spencer,

Much appreciated. We just wanted to make sure we didn't need to consider an extension of the contract for this project. So all is good.

On behalf of Economic Development and the City, my condolences to you and your family on the passing of your mother. We wish you all the best.

Darin



Darin K. Arrasmith

Planner | Economic Development

625 Swift Blvd., MS-19 | Richland, WA 99352

(509) 942-7591

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From: Spencer Montgomery <smontgomery@JUB.com>

Sent: Tuesday, April 19, 2022 9:36 AM

To: Arrasmith, Darin <darrasmith@CI.RICHLAND.WA.US>

Cc: Follett, Lynne <lfollett@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Subject: RE: City View Comp Plan Traffic Study

Hi Darrin,

I'm working on the traffic study as we speak. I meant to e-mail you last week to give you an update. My mother passed away the day after we met and I've been playing catch-up since. I hope to finish up today or early tomorrow. Sorry for the delay.

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e smontgomery@jub.com w www.jub.com

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From: Arrasmith, Darin <darrasmith@CI.RICHLAND.WA.US>

Sent: Tuesday, April 19, 2022 9:21 AM

To: Spencer Montgomery <smontgomery@JUB.com>

Cc: Follett, Lynne <lfollett@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Subject: [EXTERNAL] RE: City View Comp Plan Traffic Study

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Hello Spencer,

Can you please give me an update on the status of the traffic study.

Thanks,

Darin



Darin K. Arrasmith

Planner | Economic Development

625 Swift Blvd., MS-19 | Richland, WA 99352

(509) 942-7591

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From: Spencer Montgomery <smontgomery@JUB.com>

Sent: Tuesday, March 15, 2022 2:00 PM

To: Arrasmith, Darin <darrasmith@CI.RICHLAND.WA.US>; Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Cc: Follett, Lynne <lfollett@CI.RICHLAND.WA.US>

Subject: RE: City View Comp Plan Traffic Study

Hello, I didn't realize that I hadn't heard back from Mike on whether he was available for this kick-off meeting. Does 3:00 today work for you Mike? Hopefully you got the invite with a link to join a Teams meeting.

Thanks!

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

e smontgomery@jub.com w www.jub.com

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-----Original Appointment-----

From: Spencer Montgomery

Sent: Tuesday, March 8, 2022 5:01 PM

To: Spencer Montgomery; Arrasmith, Darin; Stevens, Mike

Cc: 'Follett, Lynne'

Subject: City View Comp Plan Traffic Study

When: Tuesday, March 15, 2022 3:00 PM-4:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: Microsoft Teams Meeting

Let's discuss the City View Comp Plan traffic study at 3:00 next Tuesday.

Mike, if that time doesn't work for you, let us know and we can switch this up. Darrin and I are also available on Thursday from 3 – 4 if that works for you.

Thanks,

SPENCER MONTGOMERY

Transportation Planner/Project Manager

J-U-B ENGINEERS, Inc.

3611 South Zintel Way, Kennewick, WA 9933

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Microsoft Teams meeting

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Comparative Trip Generation Scenarios for the CityView Parcel (9.63 developable acres) northeast of City View Drive and Duportail Street

Scenario 1: Existing Zoning (CL-B)

Description	Land Use Codes	Units	Setting / Location	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independ- ent variable)	Calculated Daily Trips Based on Average Rate	Calculated PM Trips Based on Average Rate
Drive-in Bank	912	1,000 Sq. Ft. GFA	General Urban/Surburban	100.03	20.45	50%	50%	4	400	82
Medical-Dental Office Building	720	1,000 sq Ft. GFA	General Urban/Surburban	34.80	3.46	28%	72%	7	244	24
Health/Fitness Club	492	1,000 sq Ft. GFA	General Urban/Surburban	N/A	3.45	57%	43%	4	N/A	14
Multi Family Housing (Mid-Rise)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	186	1,012	82
Convenience Market with Gasoline Pumps	853	Vehicle Fueling Poitions	General Urban/Surburban	322.50	23.04	50%	50%	8	2,580	184
TOTAL TRIPS									4,236	386

- Assumptions:
- 2/3 develops as apartments, with 1 unit per 1,500 square feet
 - 1/3 develops as commercial with a bank, Health/Fitness Club, Medical/Dental Office and a Convenience Store, using roughly a 20% Floor Area Ratio

Scenario 2: Proposed Zoning (C-2))

Description	Land Use Codes	Units	Setting / Location	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independ- ent variable)	Calculated Daily Trips Based on Average Rate	Calculated PM Trips Based on Average Rate
Coffee/Donut Shop with Drive-Through Window	937	1,000 Sq. Ft. GFA	General Urban/Surburban	820.38	43.38	50%	50%	1.0	820	43
Fast-Food Restaurant with Drive-Through Window and N	935	1,000 Sq. Ft. GFA	General Urban/Surburban	459.20	42.65	51%	49%	7.5	3,444	320
Quality Restaurant	931	1,000 Sq. Ft. GFA	General Urban/Surburban	83.84	7.80	67%	33%	7.5	629	59
Drive-in Bank	912	1,000 Sq. Ft. GFA	General Urban/Surburban	100.03	20.45	50%	50%	4	400	82
Medical-Dental Office Building	720	1,000 sq Ft. GFA	General Urban/Surburban	34.80	3.46	28%	72%	7	244	24
Health/Fitness Club	492	1,000 sq Ft. GFA	General Urban/Surburban	N/A	3.45	57%	43%	4	N/A	14
Multi Family Housing (Mid-Rise)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	134	729	59
Convenience Market with Gasoline Pumps	853	Vehicle Fueling Poitions	General Urban/Surburban	322.50	23.04	50%	50%	8	2,580	184
TOTAL TRIPS									8,846	785

- Assumptions:
- 1/3 develops as apartments, with 1 unit per 1,500 square feet
 - 1/3 develops as commercial with a bank, Health/Fitness Club, Medical/Dental Office and a Convenience Store, using roughly a 20% Floor Area Ratio
 - 1/3 develops as restaruants, with 2 Fast Food and 2 Quality Restaurants and a coffee/donut shop

Other stand alone scenarios, single use, for comparison

Multi Family Housing (Mid-Rise) (1)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	279	1,518	123
Medical-Dental Office Building (2)	720	1,000 sq Ft. GFA	General Urban/Surburban	34.80	3.46	28%	72%	84	2,923	291
Multi Family Housing (Mid-Rise) (3)	221	DU	General Urban/Surburban	5.44	0.44	61%	39%	404	2,198	178
Shopping Center (4)	820	1,000 Sq. Ft. GFA	General Urban/Surburban	37.75	3.81	48%	52%	123	4,643	469
Movie Theater (5)	444	1,000 Sq. Ft. GFA	General Urban/Surburban	78.09	6.17	94%	6%	43	3,358	265

- Notes
- (1) Existing Zoning of CL-B, one unit per 1,500 sq ft of land area
 - (2) Assumes Floor Area Ratio of 20%
 - (3) Assumes Proposed Zoning of C-2 which has a height limitation of 80' as opposed to current zone which has a height limiation of 55', as such assumes 42 units per acre
 - (4) Similar in size to Target nearby that is on a parcel slightly larger than 9 acres
 - (5) Simiilar to the Fairchild Cinema which sits on approximately 6 acres

Peak-Hour Factor

Refer to the peak-hour factor discussion in this chapter under Section II, Urban Streets, Required Input Data and Estimated Values.

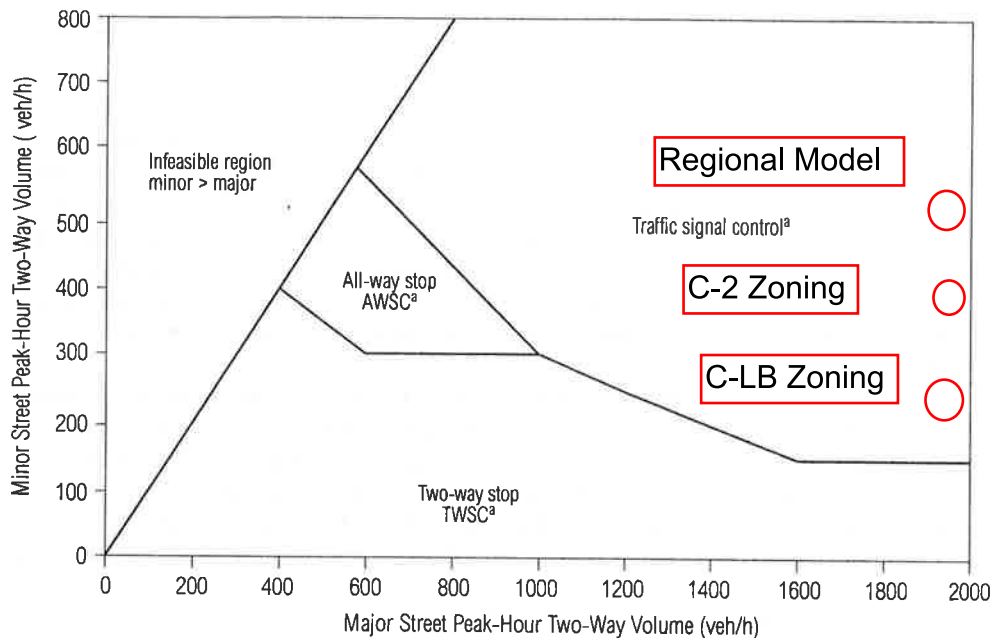
Length of Analysis Period

Refer to the length of analysis period discussion in this chapter under Section II, Urban Streets, Required Input Data and Estimated Values.

Intersection Control Type

The intersection control type for an existing facility is known, by definition. In the case of future facilities, the likely intersection control types can be forecast using Exhibit 10-15 and the forecast two-way peak-hour volumes on the major and minor streets. Note that this exhibit is based on a set of specific assumptions, which are identified in a footnote.

EXHIBIT 10-15. INTERSECTION CONTROL TYPE AND PEAK-HOUR VOLUMES
(SEE FOOTNOTE FOR ASSUMED VALUES)



Notes

a. Roundabouts may be appropriate within portion of these ranges.

Source: Adapted from *Traffic Control Devices Handbook* (8, pp. 4-18) - peak-direction, 8-h warrants converted to two-way peak-hour volumes assuming ADT equals twice the 8-h volume and peak hour is 10 percent of daily. Two-way volumes assumed to be 150 percent of peak-direction volume.

Cycle Length

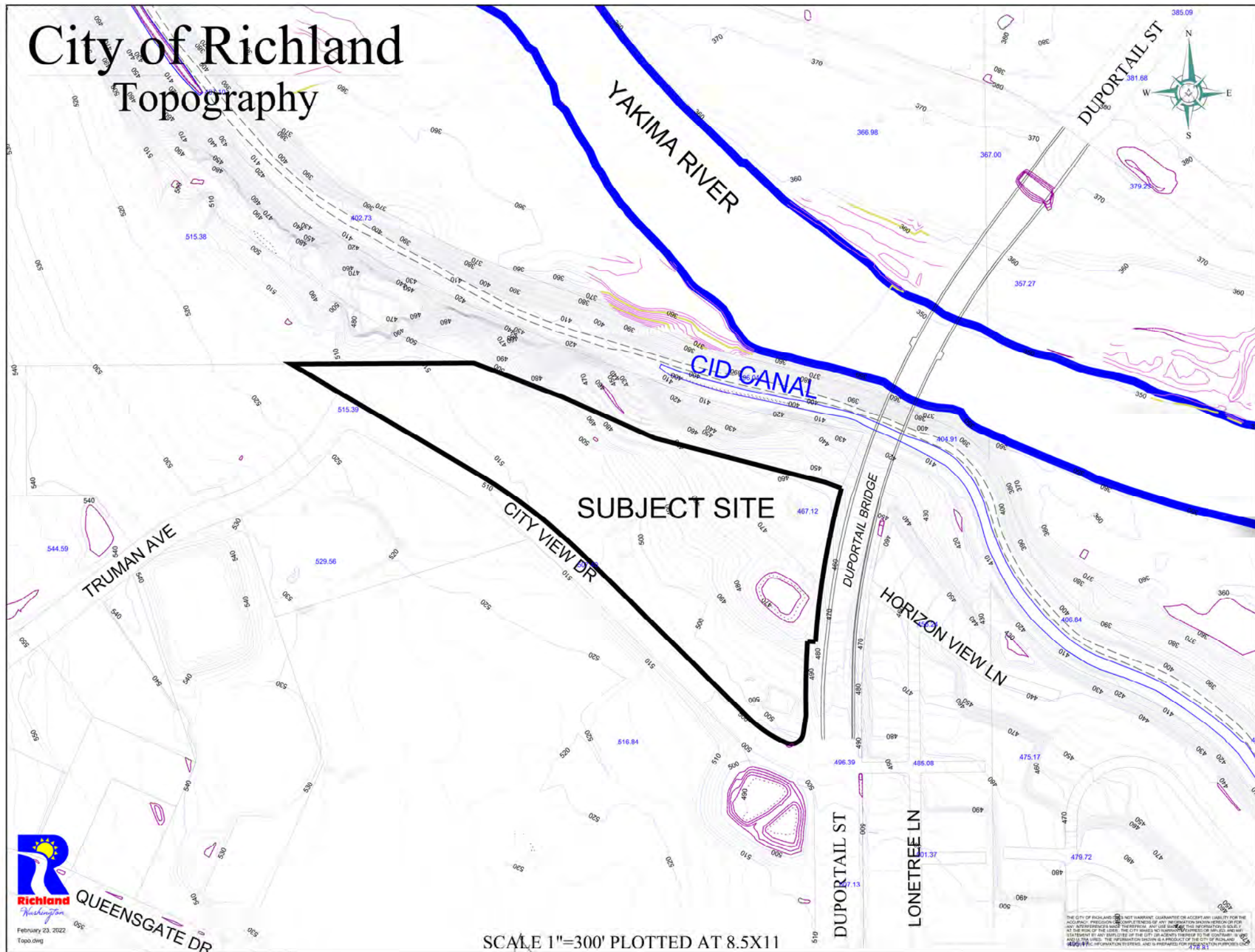
Greater accuracy can be achieved when using the computational methodology if the cycle length for each intersection along the urban street is known or can be calculated on the basis of intersection-specific data. In the absence of a known cycle length or intersection-specific data, the cycle lengths for signalized intersections along an urban street can be estimated using the default values in Exhibit 10-16.

EXHIBIT 10-16. DEFAULT CYCLE LENGTHS BY AREA TYPE

Area Type	Default (s)
CBD	70
Other	100

City of Richland

Topography



February 23, 2022
Topo.dwg

SCALE 1"=300' PLOTTED AT 8.5X11

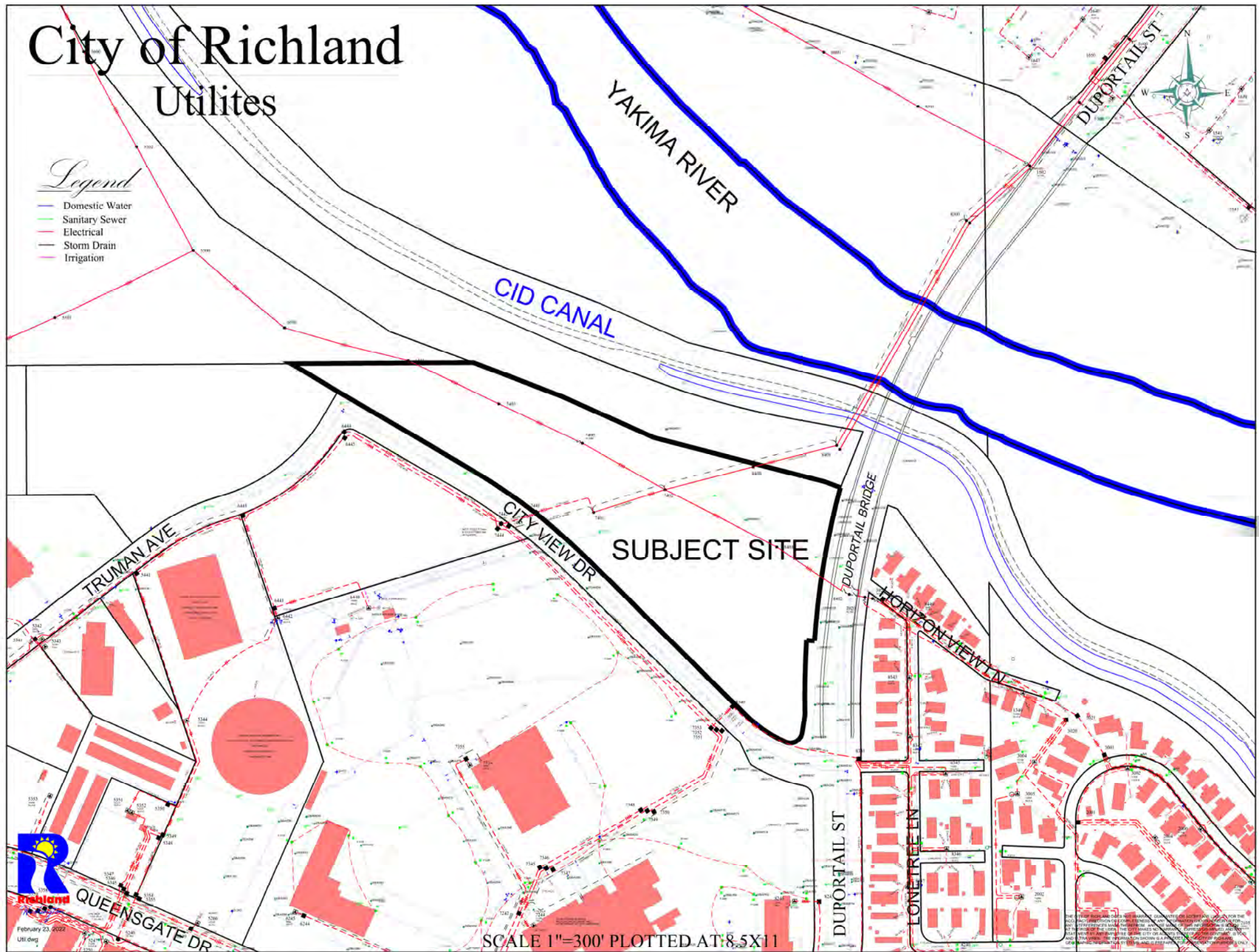
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City of Richland

Utilites

Legend

- Domestic Water
- Sanitary Sewer
- Electrical
- Storm Drain
- Irrigation



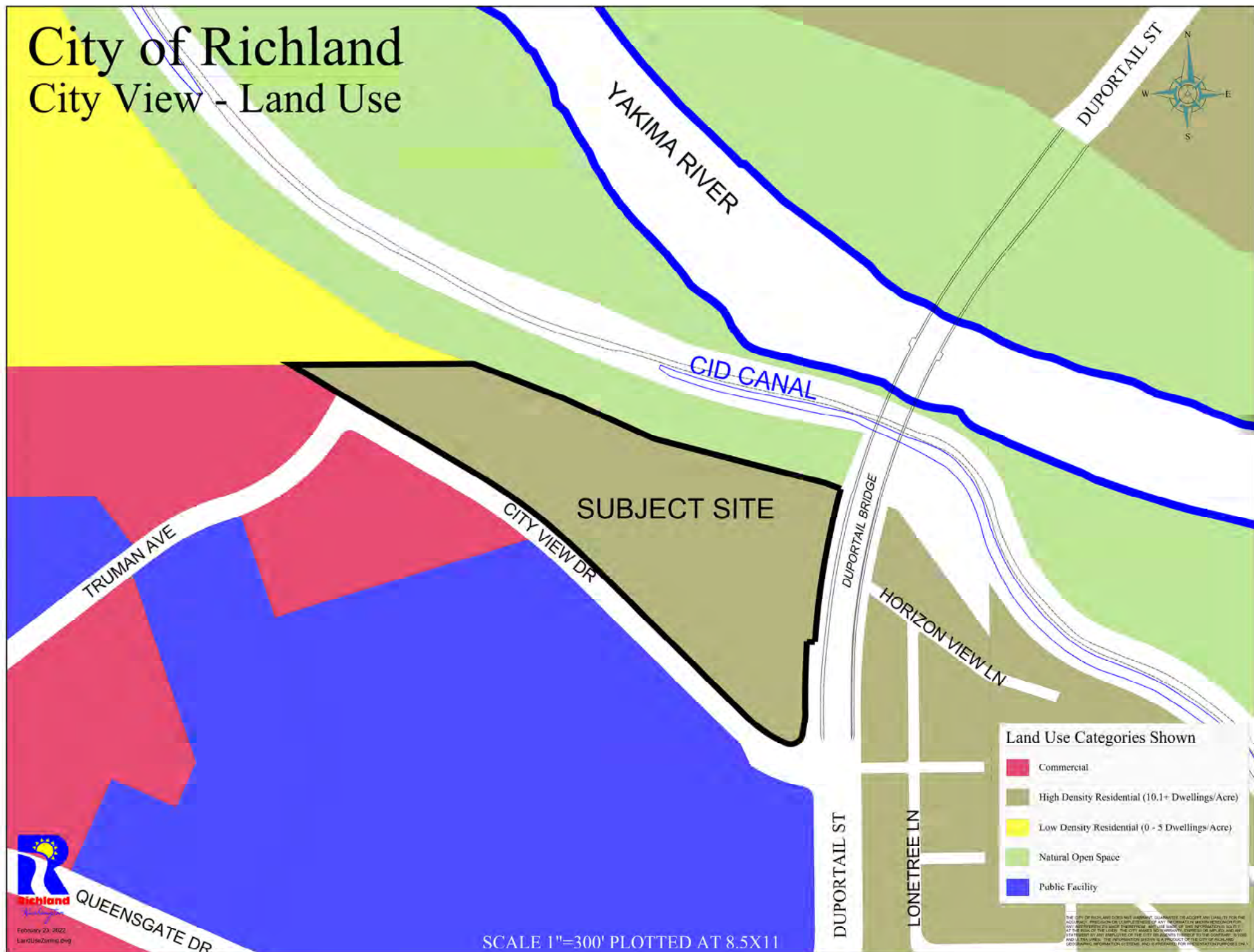
SCALE 1"=300' PLOTTED AT 8.5X11



February 23, 2022
Util.dwg

City of Richland

City View - Land Use



Land Use Categories Shown

- Commercial
- High Density Residential (10.1+ Dwellings/Acre)
- Low Density Residential (0 - 5 Dwellings/Acre)
- Natural Open Space
- Public Facility

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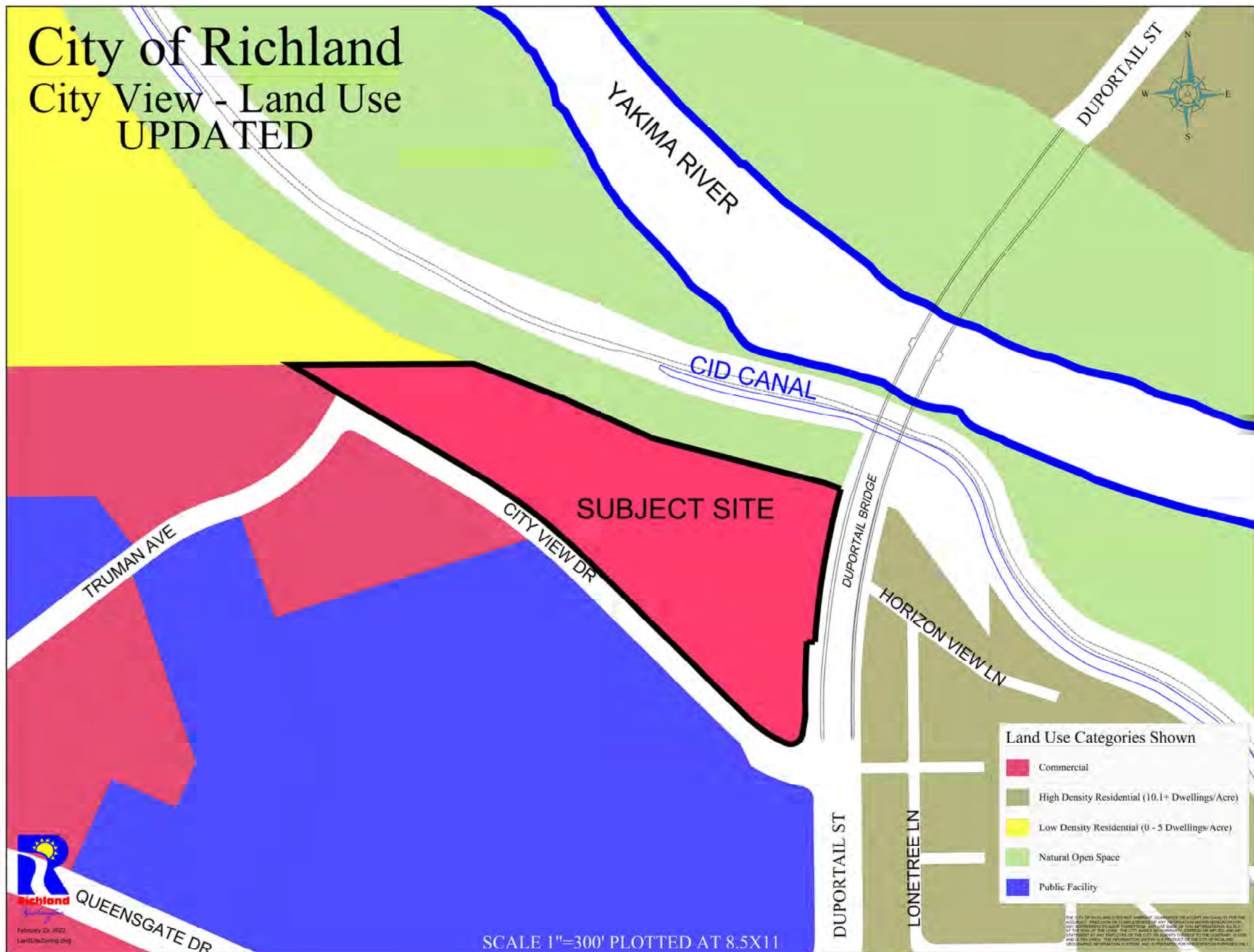
February 23, 2022
LandUseZoning.dwg

SCALE 1"=300' PLOTTED AT 8.5X11

City of Richland

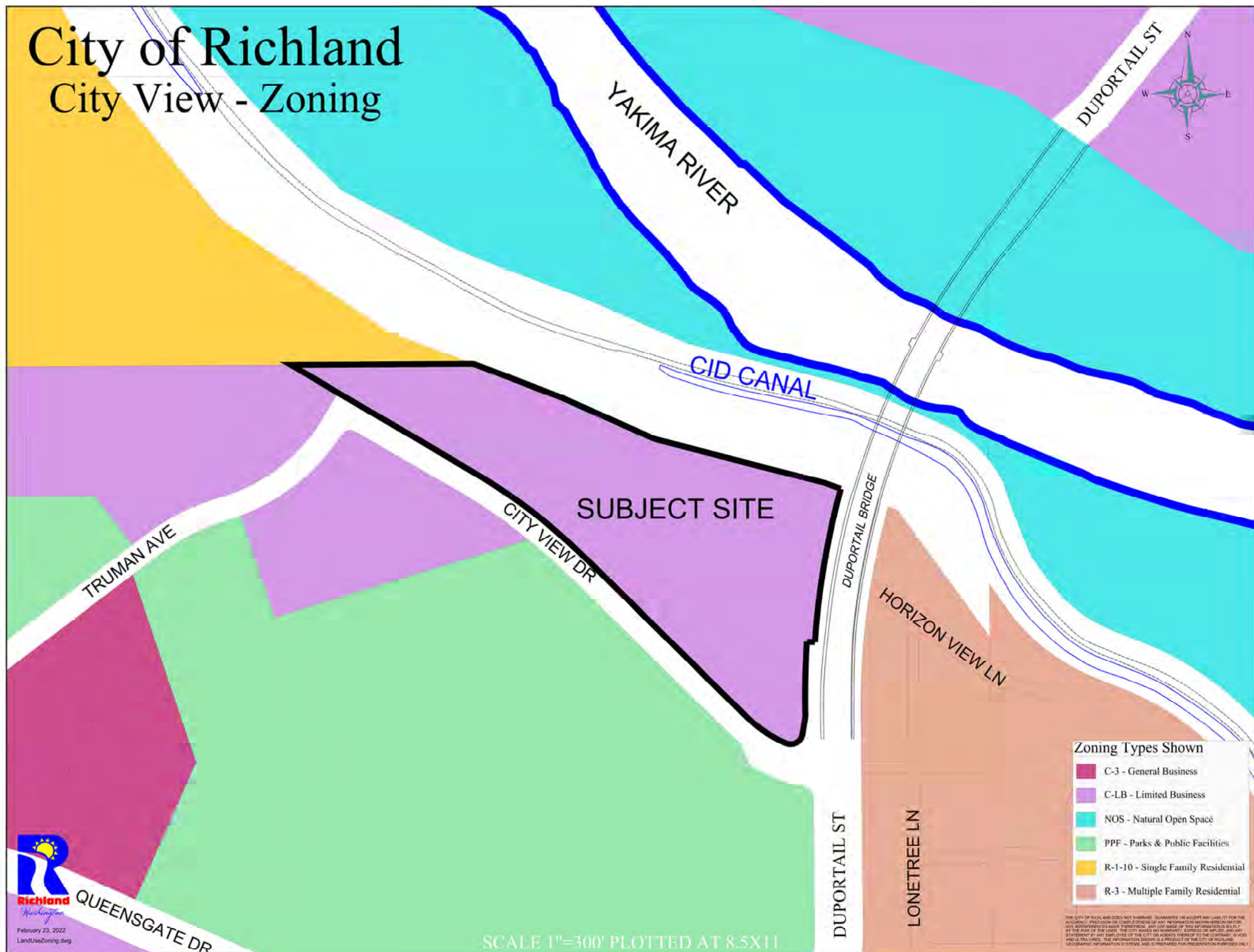
City View - Land Use

UPDATED



City of Richland

City View - Zoning



Zoning Types Shown

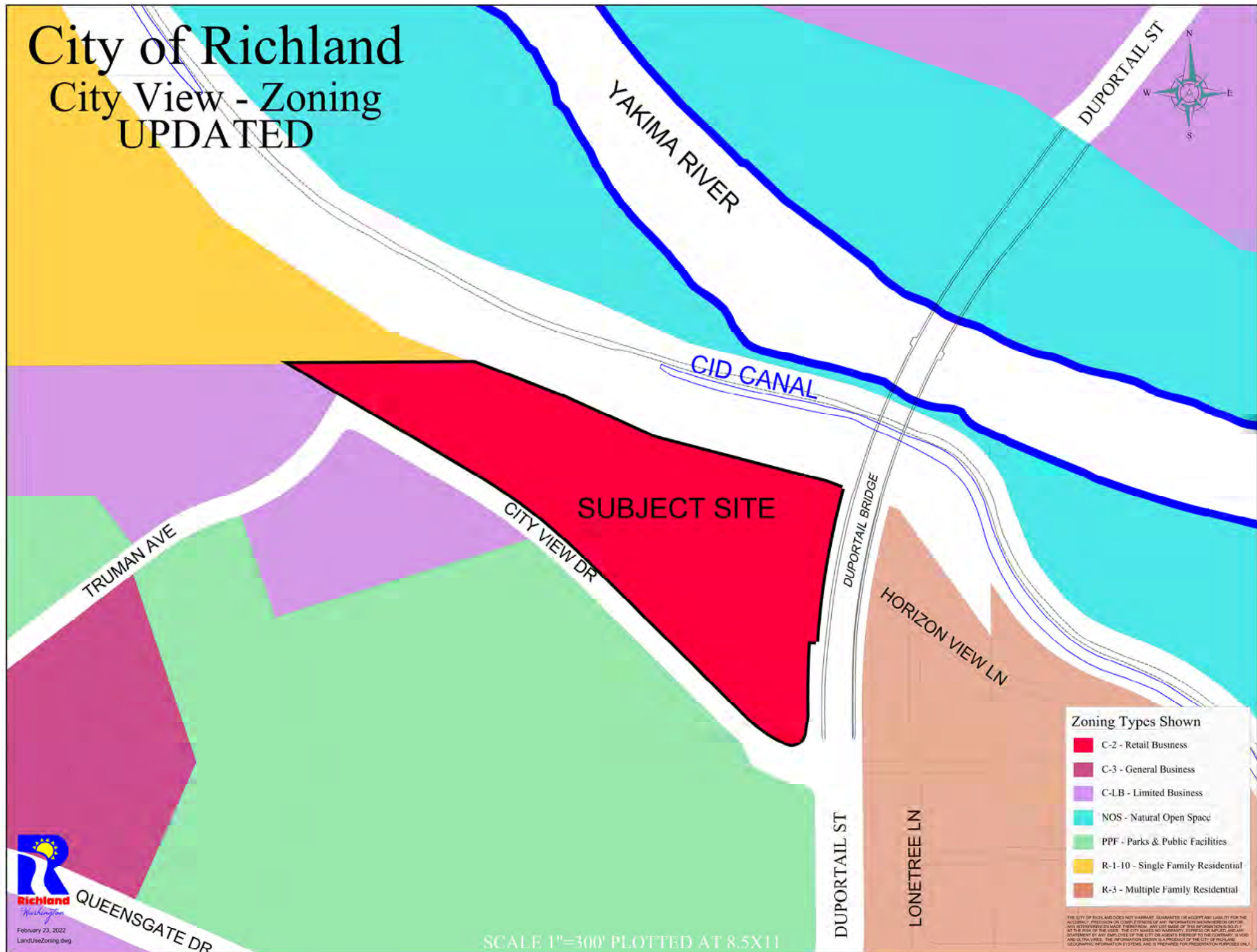
- C-3 - General Business
- C-LB - Limited Business
- NOS - Natural Open Space
- PPF - Parks & Public Facilities
- R-1-10 - Single Family Residential
- R-3 - Multiple Family Residential

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City of Richland

City View - Zoning

UPDATED



February 23, 2022
LandUseZoning.dwg

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable: Comprehensive Plan Amendment and Zoning Map Amendment.
2. Name of applicant: City of Richland, Office of Economic Development
3. Address and phone number of applicant and contact person: 625 Swift. Blvd., Richland, WA 99352
Contact: Darin Arrasmith, 509.942.7591

4. Date checklist prepared: February 16, 2022
5. Agency requesting checklist: City of Richland Development Services Dept.
6. Proposed timing or schedule (including phasing, if applicable): Amendment of the Comprehensive Plan Map will allow for greater variety of commercial uses better suited for the subject property. There is no schedule or timeframe for development at this time
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future development of this property will be completed by future purchaser.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. No known environmental issues.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. N/A
10. List any government approvals or permits that will be needed for your proposal, if known. N/A
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) The proposed Comprehensive Plan Map Amendment and Zoning Map Amendment are to support future commercial development of the subject property.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. NW corner of City View Drive and Duprtail Street.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat, rolling, hilly, steep slopes, mountainous, other** _____

b. What is the steepest slope on the site (approximate percent slope)? 40%+ at north end of the property not planned for development.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Medium-dense, silty sand to sandy silt.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None for this map amendment.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. None from this amendment application. Clearing will occur during future development.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not known at this time as no development is currently proposed. Future development is planned to be commercial with associated parking.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None at this time. Future development will be required to comply with all erosion control regulations.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None during this application phase.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. N/A
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. N/A
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. N/A

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. N/A

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. No runoff will occur during this application phase.

2) Could waste materials enter ground or surface waters? If so, generally describe. N/A

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: N/A

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☒ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? None under this application.
- c. List threatened and endangered species known to be on or near the site. None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None under this application.
- e. List all noxious weeds and invasive species known to be on or near the site. None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, **other: rabbit**
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. No threatened or endangered species have been observed or encountered on the property.
- c. Is the site part of a migration route? No. If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any: None.
- e. List any invasive animal species known to be on or near the site. N/A

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. None under this application. Electrical power and Natural Gas will be provided to the property upon development.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None under this application.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.

1) Describe any known or possible contamination at the site from present or past uses.
N/A

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None.

4) Describe special emergency services that might be required. N/A

5) Proposed measures to reduce or control environmental health hazards, if any: None.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Surrounding commercial development, Richland Fire Station, City Public Shops, Duportail Street traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. None under this application.

3) Proposed measures to reduce or control noise impacts, if any: None.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Property is vacant. Surrounding uses include City Shops, Richland Fire Station, restaurants, Hills Mobile Home Park, Duportail Street. Proposed map amendments will not affect on-site or surrounding properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.
- c. Describe any structures on the site. Property is vacant.
- d. Will any structures be demolished? No. If so, what?
- e. What is the current zoning classification of the site? Commercial C-LB.
- f. What is the current comprehensive plan designation of the site? High Density Residential.
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as a critical area by the city or county? No. If so, specify.
- i. Approximately how many people would reside or work in the completed project? None under this application.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Proposed map amendments are reviewed by the City Development Services Dept.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: N/A

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approval of the map amendments would permit multi-family residential dwellings, assisted living and nursing facilities.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Property is vacant. However, both the current and proposed zoning for the property permit residential uses.

c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Proposed Commercial C-2 zoning district permits a maximum height of 80 feet for structures.

b. What views in the immediate vicinity would be altered or obstructed? None. Uphill property is the City Shops laydown yard. And the City Shops facility does not have any views overlooking the subject property.

b. Proposed measures to reduce or control aesthetic impacts, if any: None.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None under this application. Future development will have street lights and parking lot lights.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No. Future development will be required to comply with City lighting and safety requirements.

c. What existing off-site sources of light or glare may affect your proposal? None.

d. Proposed measures to reduce or control light and glare impacts, if any: None under this application.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? None.
- b. Would the proposed project displace any existing recreational uses? No. If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. N/A
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. N/A
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. N/A
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Property is located at the NW corner of the intersection of City View Drive and Duportail Street. Primary access will be via City View Drive.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Property is in the service area of Ben-Franklin Transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Property is vacant. None under this application.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Not during this amendment application but when development of the site occurs.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. Not under this application phase.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Proposed measures to reduce transportation impacts will be required by developer at time of development.

15. Public Services [\[help\]](#)

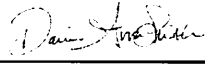
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Not under this application phase. But services demand will be needed upon development of the property in the future.
- b. Proposed measures to reduce or control direct impacts on public services, if any. None at this time of application.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. No utilities required for map amendment application.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Darin Arrasmith

Position and Agency/Organization Planner

Date Submitted: February 17, 2022

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposed map amendments will not increase discharge to water or emissions to air.

Proposed measures to avoid or reduce such increases are: N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life? No affect to plants or animals through this application phase. Future development will result in clear of vegetation and the potential displacement of some animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: N/A

3. How would the proposal be likely to deplete energy or natural resources? No depletion of energy or natural resources will result through this application.

Proposed measures to protect or conserve energy and natural resources are: N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Future development of this property will permit commercial development that could have an impact on environmentally sensitive areas in the northern segment of the property, but impacts will be minimal.

Proposed measures to protect such resources or to avoid or reduce impacts are: Future sale of this property will not include any areas designated as environmentally sensitive. Future development of the property will be required to comply with City and State regulations protecting environmentally sensitive areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Property not included within a shoreline area.

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposed map amendments will allow for a greater variety of commercial development of the site. Future commercial development will require the improvement of City View Drive and increase demand for public transportation services.

Proposed measures to reduce or respond to such demand(s) are: The City View business center has been planned for commercial development by the City for the past 20 years, and has been included in the City's Level of Service forecasting to meet the anticipated increase in demand for these services in this area.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposed amendment will comply with environmental requirements. And future development will be required to comply with all environmental protection regulations.

EXHIBIT 6



Hayden Homes

Clearwater Creek

CPA2022-103

Z2022-102



February 25, 2022

Mr. Mike Stevens
Planning Manager
City of Richland
625 Swift Boulevard
Richland, WA 99352

Dear Mr. Stevens,

Hayden Homes and Richland 132, LLC are respectfully requesting a Comprehensive Plan Amendment for Lot 9 of the Clearwater Creek Phase 3 development. Specifically, our request would reclassify the current land use designation from Commercial (COM) to Medium Density Residential (MDR). A Pre-Application meeting took place on January 5, 2021.

Purpose

The purpose of the proposed comprehensive plan amendment is to reclassify lot 9 of Clearwater Creek Phase 3 from Commercial to Residential. As you are aware, the subject property is part of the 132-acre site currently known as Clearwater Creek. At the time of the initial Clearwater Creek Development application submittal in 2013, the subject property was zoned Agriculture and designated as Medium Density Residential (MDR) in the City Comprehensive Plan. The city's vision at the time for this property was residential uses. It was at the request of the applicant in 2013, that the site be re-classified as Commercial. The original thought during the initial submittal was that a commercial component along N. Steptoe Street would benefit the future residents, the surrounding neighborhood, and the City of Richland. Unfortunately, that has not been the case. **The subject property has been marketed for sale by multiple commercial brokerages since 2016 with little to no interest.**

GMA Consistency

As outlined in RCW 36.70A.020

1. Urban Growth – the proposed site for reclassification is located in what would be defined as an urban setting with adequate municipal services, including sewer, water, irrigation, electrical, and natural gas systems which are already stubbed into the property. The municipal services were stubbed into the property as part of the Clearwater Creek Phase 3 improvements which included the connection of Meadows Drive South and Center Parkway.
2. Reduce Sprawl – The proposed site for reclassification would seek a zoning classification of R-2S consistent with the larger 320 lot Clearwater Creek development and would add another seventy-one lots on ten acres. The allowed density for the R-2S zone is 5.1 – 10 dwellings per acre.
3. Transportation – The proposed site is adjacent to Steptoe Street which connects to Clearwater Avenue to the south, which has direct access to Interstate 82, and Gage Boulevard to the north, as well as Highway 240 further north beyond Gage Boulevard. There is an abundance of paved pedestrian pathways along Steptoe that connect to the City's sidewalk system, as well as natural

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open space trails within the Clearwater Creek development that connect to trails within the Amon Creek Natural Preserve.

4. **Housing** – The site, if approved and constructed would continue to offer smaller affordable homes consistent with homes already constructed within Clearwater Creek. The city would benefit from additional housing in this area as other City developments are further West in the Badger South Area, and West Cliffe area of Badger Mountain. Larger estate style lots are also available along Columbia Park Trail east of Queensgate Avenue.
5. **Economic Development** – As mentioned in the Land Use Analysis included with this application, housing inventory throughout the Tri-Cities area has consistently seen extremely low inventory. The inventory of available homes in September 2020 had dropped to 375. Compare that to the inventory numbers reported in January 2021 to a total of less than 300 homes available for sale. The ability to provide much needed housing is critical, given the current conditions. The City of Richland would benefit greatly from the additional homesites within the Clearwater Creek development that this comprehensive plan amendment would provide.
6. **Property Rights** – The proposed roadway Rights of Way would be dedicated to the City of Richland upon approval of the final plat(s).
7. **Permits** – All applicable construction, grading, stormwater, and right of way permits will be obtained prior to ground disturbing activities. And all applicable building permits will be obtained prior to the construction of any residential structures.
8. **Natural Resource Industries** – The proposed site will not enhance or detract any natural resource industry such as timber, high producing agricultural lands, or fishery industries.
9. **Open Space and Recreation** – The proposed application will not remove any existing or proposed recreational activities. The proposed application can utilize the existing recreational opportunities provided within Clearwater Creek and the Amon Creek Natural Preserve. Other Recreational opportunities are available nearby such as Claybell Park, which is located along Bellerive Drive, North of Center Parkway.
10. **Environment** – The proposed application reclassifying the property from Commercial to Medium Density Residential. If approved, the number of vehicular trips per day would be reduced by 2,783 with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively (Traffic Memorandum provided by Charbonneau Engineering). Traffic memo is included as a separate attachment.
11. **Citizen Participation and coordination** – The property will be subject to a couple of public hearings if the application is approved to move forward. The public will have opportunities to comment on the Comprehensive Plan Amendment and Rezone, as well as a Preliminary Plat and SEPA applications.
12. **Public Facilities and Services** – The property already has municipal service such as sewer, water, irrigation, and electrical lines stubbed into the property that were installed with the construction improvements for Clearwater Creek Phase 3.
13. **Historic Preservation** – The site is not identified as an having archaeological or historical significance. Although there has been no report published to date declaring the site having no archaeological or historic significance, the site was used in the early 2000's to dump structural fill from an adjacent construction site. The area just east of the Amon wasteway, and west of Steptoe was filled and compacted with 10's of thousands of cubic yards of dirt removed from the railroad project crossing below Columbia Center Boulevard.

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Consistency with Countywide planning policies

The proposed site is consistent with the countywide planning policies under RCW 36.70A.210 Section 3, in which the proposal is contiguous with other residential developments and will utilize municipal services such as sewer, water, and irrigation to serve each residential lot. The proposal will also offer modestly sized and modestly priced homes that are close to existing commercial and retail spaces.

Furthering the purpose of the City's Comprehensive Plan

On October 3rd, 2017, the City of Richland released their Comprehensive Plan Supporting Analysis. In the report, it discusses the need for additional housing units beyond what is already projected on land currently designated as residential. The report states that 9,875 housing units are needed, and according to the analysis, 9,295 units will be developed from existing land within the city already designated as residential, leaving a shortfall of 580 units. The reclassification of the Clearwater Creek property from Commercial to Medium Density Residential further assists the city by reducing the number of housing units needed to achieve the total number of housing units needed by 2037.

Additionally, reclassifying the Clearwater Creek Property from Commercial to Medium Density Residential, reduces the amount of traffic by over 2,000 trips per day. The reduction in daily trips must be seen as a positive, as it will help prolong the life of the roads and maintain a level of service at major nearby intersections acceptable to the city.

Current and Proposed Land Use Designation

The current land use designation for the subject parcel is Commercial (COM) and the requested land use designation is Medium Density Residential (MDR).

Legal Description of Subject Parcel

The property is legally described as Clearwater Creek Phase 3, Lot 9. Recorded in Volume 15 of Plats at page 549. Records of Benton County, Washington. AF#2016-037862, 12/13/2016.

Current Zoning Map Designation

The current zoning map designation of the subject parcel is Commercial, C-1 Neighborhood Retail Business.

In conclusion, Hayden Homes, LLC and Richland 132, LLC respectfully request the approval of the Comprehensive Plan Amendment for the subject property from Commercial to Medium Density Residential Small Lots. Should you have any questions about the information provided in this application, please do not hesitate to contact me at (509) 492-0153 or email me at bthoreson@hayden-homes.com.

Sincerely,



Brian Thoreson

Regional Land Development Manager

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CCB# OR-172526 | WA-HAYDEHL937BH | ID RCE 29144



Comprehensive Plan Amendment Application

☒ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

PROPERTY INFORMATION

Legal Description: Lot 9 of Clearwater Creek Phase 3

Parcel # 101-881-030-000-009

Current Zoning: C-1

Current Land Use Designation: Commerical

GENERAL REQUIREMENTS FOR ALL APPLICATIONS – Attach written statements explaining the following

1. Completed Application and Filing Fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (The goals the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the city's comprehensive plan;
6. How the amendment is internally consistent with the city's comprehensive plan, as well as other adopted city plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include;**
 - a. The proposed element, chapter, section and page number of the comp plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include;**
 - a. The current land use map designation for the subject parcel(s).
 - b. The land use map designation requested.
 - c. A complete legal description describing the combined area of the subject parcel(s)
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All road abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable

- v. The location of existing utilities serving the subject parcels including electrical, water and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a scale of a minimum of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improve
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrent with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the city's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the city will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The city shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Brian Thoreson

Applicant Signature:  Date 2/25/2022



Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Richland 132, LLC.

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Hayden Homes, LLC.

UBI#:

Contact: Brian Thoreson

Address: 2464 SW Glacier Pl. Ste. 110, Redmond, OR. 97756

Phone: (509) 492-0153

Email: bthoreson@hayden-homes.com

DESCRIPTION OF WORK

To rezone the subject parcel from C-1 Neighborhood Retail Business to R-2S Medium Density Residential Small Lots.

PROPERTY INFORMATION

Parcel #: 10188103000000

Legal Description: Clearwater Creek Phase 3, Lot 9

Current Zoning: C-1 Neighborhood retail

Current Comp Plan: Commercial

Requested Zoning:

R-2S Medium Density
Residential small lots

Current Use: Vacant Commercial

Proposed Use: Residential

Area of Property: 10.43 Acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The subject property was originally designated as residential, but in 2013 as part of the Clearwater Creek development, the applicant requested a rezone to Commercial C-1. The property has been sitting for the last 6 years (since Clearwater Creek Phase 3) with little to no interest from commercial buyers. Access and visibility constraints were cited by potential buyers as for reasons to not purchase.

Any hardship that may result in the event the rezone is not granted:

The owner will continue to sit on the property with no interest from commercial buyers.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The proposed rezone is proposed to match the same lot size minimums as the adjacent Clearwater Creek development.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

The benefit of granting the rezone will be that construction of a residential development will take place as soon as an application is submitted and approved. The land will be vacant for a shorter period of time. If the rezone application is denied, the existing commercial property will sit there vacant for a lot longer period of time potentially causing concerns with dust and weed control.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

The city is in need of additional housing inventory, and approving this proposal will help boost the historically low housing inventories.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

The benefit of granting this special permit will be the reduction of over 2,000 vehicle trips per day if the site is rezoned to R-2S MDR versus Commercial C-1 Neighborhood Retail Business.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The proposed rezone does represent a better use of the land. First, from a traffic standpoint due to a reduction of over 2,000 trips per day. Second, the City needs additional housing units per the Comprehensive Plan Supporting Analysis dated October 3, 2017. Third, the entire state and nation for that matter are experiencing severe housing shortages with inventories not seen for decades. Lastly, due to COVID, there is an up tick in available commercial properties.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

The proposed rezone does not represent spot zoning. It is not recommended that a larger area be considered at this time for a rezone.

Identify impacts on the environment and public safety:

Although there will be some temporary impacts to the environment and public safety such as noise and dust during construction, the impacts will be minimal.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Brian Thoreson

Applicant Signature:  Date 2/25/2022

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: Clearwater Creek Phase 13
2. Name of applicant: Richland 132, LLC

3. Address and phone number of applicant and contact person: 2464 SW Glacier Pl. Suite 110, Redmond, OR. 97756. (509) 492-0153 Brian Thoreson, bthoreson@hayden-homes.com

4. Date checklist prepared: February 21, 2022

5. Agency requesting checklist: City of Richland.

6. Proposed timing or schedule (including phasing, if applicable): Comprehensive plan amendment / rezone – 2022 , Preliminary plat submittal – January 2023 Construction – Summer 2023 Project Completion Fall / Winter 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No further expansion is anticipated for this property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. A Phase 1 Environmental Site Assessment was prepared for the Clearwater Creek property in May 2016, which included the proposed lot 9 as well as all of Clearwater Creek. A SEPA checklist will be prepared directly for this application.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None are that are known.

10. List any government approvals or permits that will be needed for your proposal, if known. Comprehensive plan amendment and rezone approval, preliminary plat approval, construction drawing approval, grading and right of way permit will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal consists of reclassifying 10.43 acres from Commercial to Medium Density Residential. The proposal also is seeking a rezone from C-1 to R-2S.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located at 2725 Steptoe Street which is the Southwest corner of the Center Parkway and Steptoe Street intersection. The property is located within the NE ¼ of Sec. 1, T.8N, R.28E, W.M.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: The site is generally flat, with slopes not exceeding 2.5:1 around the perimeter of the property. There is one grade break that runs through the middle of the property with slopes not exceeding 2.5:1.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Slope along property boundaries.

- b. What is the steepest slope on the site (approximate percent slope)? 40%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The soil classifications found onsite are generally silty sand, including some poorly graded sand with gravel. The National Resource Conservation Service identifies onsite soils as Esquatzel fine sandy loam, and Hezel loamy fine sand. The proposed site does not contain soils that result in agricultural land of long-term significance. To the applicant's knowledge, the site has never been used for agricultural services.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No surface indications of unstable soils are visible or have been found. GN Northern completed a geotechnical report for the proposal area dated 8/25/2020.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Grading activities will be approximately 35,000 cubic yards, and the total area of disturbance will be approximately 10.43 acres.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor erosion could occur as a result of clearing and construction. Prudent dust control and grading procedures such as watering will be used to minimize erosion. An approved erosion control plan will be implemented during ongoing construction activities. Best Management Practices (BMP's) will be in place such as, but not limited to, silt fence, construction entrance, and inlet protection to eliminate or reduce potential erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 40%-45% of the site would be covered with impervious surfaces after project completion.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction, an erosion and sediment control plan will be included with the final approved engineering plans. Proposed measures will be, but not limited to, silt fencing, inlet protection, and construction entrance(s).

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During construction, there will be noise and exhaust from construction equipment as well as dust.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off-site emissions are known at this time that will affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, emissions will be limited to working hours per City of Richland Municipal Code and dust will be controlled by a person operated watering device.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. The Amon Wasteway is approximately 200 feet west of the western property boundary of lot 9.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No work will be required within 200 feet of the Amon Wasteway. All work will be approximately 300 feet or further away from the Amon Wasteway.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. There is no fill or dredge material that will be placed or removed as part of this application.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The proposal will not require surface water withdrawals or diversions.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposal **does not** lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No groundwater will be withdrawn for drinking water or other purposes. The project will be served with water provided by the City of Richland.
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. No waste material will be discharged into the ground or groundwater. The proposed site will be served by the extension of the City of Richland's municipal sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater runoff from roadways, roofs, and impervious parking areas will be directed and collected within an approved onsite storm management system in accordance with the City of Richland standards. There will be no off-site discharge of stormwater.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that waste materials will enter ground or surface waters. The onsite storm management system will be designed by a licensed professional engineer in strict conformance with the Eastern Stormwater Manual and the City of Richland.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The proposal does not seek to alter or affect the drainage patterns within the vicinity.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any: The stormwater disposal methods will be in compliance with the Eastern Washington Stormwater Manual and the City of Richland. The roadway and associated infrastructure will be designed by a licensed professional engineer and will be approved by the City of Richland.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ X_ other types of vegetation - Weeds

b. What kind and amount of vegetation will be removed or altered? The site is bare with some weeds.

c. List threatened and endangered species known to be on or near the site. No threatened or endangered species are known to be on the site. However, the property is surrounded by shrub-steppe outside of the application boundaries.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will be consistent with residential homes and will consist of turf grasses, shrubs, and trees.

e. List all noxious weeds and invasive species known to be on or near the site. Tumble weeds are known to be prevalent in the area.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: Rabbits, coyotes
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. None to the applicant's knowledge.
- c. Is the site part of a migration route? If so, explain. Not to the applicant's knowledge.
- d. Proposed measures to preserve or enhance wildlife, if any: No measures proposed at this time to preserve or enhance wildlife. There are several open space areas near the proposed site that promote wildlife.
- e. List any invasive animal species known to be on or near the site. None to the applicant's knowledge.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The completed project will utilize electrical service to fulfill its energy needs and will also use electrical service to heat residential unit.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No, the project proposal when complete would not present any environmental health risks and would be consistent with adjacent single-family residential housing in the immediate area.
 - 1) Describe any known or possible contamination at the site from present or past uses. None are known to the applicant.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development

and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None are known to the applicant.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. There will be no hazardous chemicals stored at the site during construction. However, heavy equipment will utilize diesel fuel during construction activities.
- 4) Describe special emergency services that might be required. The development of this proposal will require the use of emergency services such as fire, ambulance, and police.
- 5) Proposed measures to reduce or control environmental health hazards, if any: None are proposed at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The project site is located along Steptoe street which is classified as a Principal Arterial. However, the half of the site is located below the elevation of Steptoe Street which will help reduce noise. Additionally, the project site is located adjacent to the Burlington Northern Right of Way along the project's southern boundary. The tracks are approximately 200' south of the projects south property line.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. On a short-term basis, the project will create noise associated with infrastructure construction such as the use of heavy equipment. Short term noise will also be created using handheld equipment such as saws and nail guns. Hours of operation will be limited to those allowed by the City of Richland Municipal Code. Lastly, the proposed project will increase the traffic in the area consistent with single-family neighborhoods on a long-term basis. However, traffic for a residential neighborhood will produce more the 2,000 fewer trips per day than a commercial development on the same property.
- 3) Proposed measures to reduce or control noise impacts, if any: Construction hours will be limited to working hours defined by the City of Richland Municipal Code. Construction equipment will have noise suppression as required by law. Furthermore, as noted above, the proposed project will reduce the total vehicle trips per day by more than 2,000, which would greatly reduce noise impacts to this area.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The site is currently designated as commercial with a C-1 zoning designation. The site has been vacant and marketed for

sale for over six years. Prior to the surrounding area being improved, the proposed site was vacant. The property to the east across Steptoe is commercial that includes a coffee shop, the property to the west and north is residential, and the property to the south is the Burlington Northern rail line. Further south along the Clearwater Avenue corridor, the property is designated as commercial.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? To the applicant's knowledge, the property has never been used for agricultural purposes, nor is the property working forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: The proposal will not affect or be affected by surrounding working farmlands.

- c. Describe any structures on the site. The site does not contain any existing structures.

- d. Will any structures be demolished? If so, what? No, the site does not contain any existing structures.

- e. What is the current zoning classification of the site? The current zoning classification of the site is C-1 Neighborhood retail business.

- f. What is the current comprehensive plan designation of the site? The site has a current land use designation of Commercial.

- g. If applicable, what is the current shoreline master program designation of the site? Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No part of the proposed site has been classified as a critical area by the city or county.

- i. Approximately how many people would reside or work in the completed project? There would be approximately 150-200 people residing in the proposed completed project.

- j. Approximately how many people would the completed project displace? The completed project would not displace any people.
- k. Proposed measures to avoid or reduce displacement impacts, if any: No measures are proposed at this time to avoid or reduce displacement impacts as no one will be displaced as part of this proposed project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project would be an extension of the Clearwater Creek development and any proposed structures would be similar to what has already been constructed in the area.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: The site is not designated as agricultural lands of long-term commercial significance, therefore, no measures are proposed at this time.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 71 single-family homesites are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No existing housing units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any: No measures to reduce or control housing impacts are proposed at this time. The proposed project does not eliminate any existing homes.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height of any structure will be limited to what is allowed per the City of Richland Municipal code. The principal exterior building material will consist of wood siding.
- b. What views in the immediate vicinity would be altered or obstructed? No views will be altered or obstructed as part of this proposal.

- b. Proposed measures to reduce or control aesthetic impacts, if any: No measures are being proposed at this time. Height of structures will be controlled by the City of Richland Municipal code.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? The proposed project would create light from outside lighting on residential homes and streetlights during the evening hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? It does not appear from the applicant's knowledge that light or glare will create a safety hazard or interfere with surrounding views.
- c. What existing off-site sources of light or glare may affect your proposal? Streetlight glare from Steptoe Street, as well as headlight glare from vehicles travelling along the Steptoe and Center Parkway corridors could affect our proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any: All proposed lighting would be directed downward. Street lighting will be installed per the City of Richland standards.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? Claybell park is located approximately a half mile to the northwest of the proposed project. Also, there are many trails that have been created in the immediate area along with trails within the Amon Wasteway easement area that included in the Clearwater Creek development.
- b. Would the proposed project displace any existing recreational uses? If so, describe. No, the proposed project would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: There are no measures at this time to reduce or control impact to recreation. As noted above, the site does not displace any existing recreational uses.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No, there are no existing structures on or near the proposed project area.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Not to the applicant's knowledge. However, no professional studies have been conducted on proposed project site.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. No measures are proposed at this time.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The proposed project site would have direct access to Steptoe Street via Center Parkway. Steptoe Street connects to Clearwater Avenue to the south, and Gage Boulevard to the north.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The nearest bus stop is located at Center Parkway and Deschutes Avenue approximately a half mile away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Residents of the proposed project would have access to on-street parking as well as onsite (driveway and garage) parking at each individual homesite.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). It is not anticipated that the proposed project would

require new improvements of existing roads or streets. A trip generation memorandum was provided as part of the proposal and dated February 18, 2021. As noted in previous answers and in the traffic memorandum, the proposed project would reduce daily vehicle trips by more than 2,000.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? Per the traffic memorandum written by Charbonneau Engineering dated February 18, 2021, the projected vehicle trips per day for the proposed project will 670, with 53 AM peak hour trips and 70 PM peak hour trips.
- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Roads within the proposed project would be constructed per the City of Richland design and construction standards.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Yes, the proposed project will result in the need for fire protection, police protection, schools, and other public service associated with housing.
- b. Proposed measures to reduce or control direct impacts on public services, if any. No measures are proposed at this time to reduce or control impacts to public services.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other irrigation
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Sewer, water, electrical, and refuse service will be provided by the City of

Richland. Irrigation will be provided by the Kennewick Irrigation District, natural gas will be provided by Cascade Natural Gas, and Telecommunications will be provided by Spectrum. All these services are stubbed into the proposed project boundaries.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: B.T.H.

Name of signee Brian Thoreson

Position and Agency/Organization Regional Land Development Manager, Hayden Homes.

Date Submitted: 2/25/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



MEMORANDUM

Date: February 18, 2021

To: Travis Johnson, PE
PLS Engineering
604 West Evergreen Blvd
Vancouver WA 98660

From: Frank Charbonneau, PE, PTOE

Subject: Trip Generation Assessment
Lot #9 Clearwater Creek Phase 3
North Center Parkway, Richland

FL2112

As requested a trip generation assessment and trip accounting summary has been prepared for the proposed Clearwater Creek Lot #9 subdivision in Richland. The development is being planned for a total of 71 single-family housing units with a single site access connecting to North Center Parkway across from the stop controlled intersection at Meadows Drive South. The access approach to Clearwater Creek Lot #9 will be controlled by stop signing on the approach to North Center Parkway. A site plan furnished by PLS Engineering is attached to this memorandum.

The City of Richland has required that the trip generation for the 71 lot housing development be compared to a previous proposal to buildout Lot #9 with commercial facilities which typically generate much higher traffic volumes. With this finding documented and confirmed it will not be necessary to prepare a full traffic analysis report for the current housing plan.

In year 2015 a proposal to develop Lot #9 with 91,465 square feet of commercial space was identified and included as in-process traffic in the traffic analysis report for the Clearwater Creek Lot #1 study performed by Charbonneau Engineering for Hayden Homes. For reference purposes the in-process traffic flow map (titled Figure 4) for the commercial use is included in the appendix.

For the current housing development plan the following trip generation (shown in Table 1) has been calculated based on 71 single-family housing units. The calculations utilizing the latest ITE Trip Generation rates (10th edition, year 2017) determined that the site will generate a weekday ADT of 670 trips. In the peak hours the site will generate 53 AM trips and 70 PM trips.

Table 1 Trip Generation Summary - Clearwater Creek Lot #9 for 71 Housing Units

ITE Land Use	Units (#)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Single-Family (#210)	71							
Generation Rate ¹		9.44	0.74	25%	75%	0.99	63%	37%
Site Trips		670	53	13	40	70	44	26

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

Table 2 has been prepared to document the number trips that would be generated if Lot #9 was developed with 91,465 square feet of commercial building space as previously assessed in the year 2015 traffic report. It is noted that at the time the 9th edition ITE Trip Generation manual was applicable. Table 2a lists the trip generation based on the 10th edition ITE rates.

Table 2 Trip Generation for Clearwater Creek - Lot #9 Commercial Use - Year 2015 Proposal

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		42.70	0.96	62%	38%	3.73	48%	52%
Total Driveway Trips		3,906	88	55	33	341	164	177
Pass-By Rate ²						34%		
Pass-By Trips						116	56	60
New Site Trips		3,906	88	55	33	225	108	117

¹ Source: *Trip Generation*, 9th Edition, ITE, 2012, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

Table 2a Trip Generation for Clearwater Creek - Lot #9 Com. Use - Yr 2015 Proposal w/10th Edition Rates

ITE Land Use	Units (sq.ft.)	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit
Shopping Center (#820)	91,465							
Generation Rate ¹		37.75	0.94	62%	38%	3.81	48%	52%
Total Driveway Trips		3,453	86	53	33	348	167	181
Pass-By Rate ²						34%		
Pass-By Trips						118	57	61
New Site Trips		3,453	86	53	33	230	110	120

¹ Source: *Trip Generation*, 10th Edition, ITE, 2017, average rates.

³ 34% based on *Trip Generation Handbook, 2nd Edition*, ITE, 2004.

The proposed housing development on Lot #9 will generate less traffic than the previous commercial proposal on Lot #9. In summary there would be 2,783 fewer ADT trips with 33 fewer trips and 160 fewer trips in the AM & PM peak hours, respectively.

Based on these findings it is recommended that the City of Richland support the Lot #9 proposed subdivision without further transportation analysis.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.

Attachments

- Clearwater Creek Site Plan (furnished by PLS Engineering)
- Figure 4, Lot #9 In-Process Traffic for Commercial Development (Charbonneau Engineering TIA, September 2015)

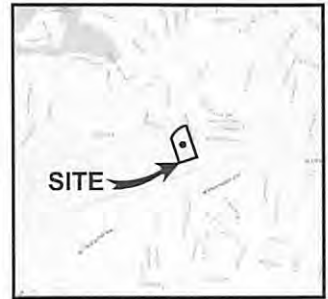
GENERAL NOTES

APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thoreson
Ph: (509) 492-0153
E-mail: bthoreson@Hayden-Homes.com

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington

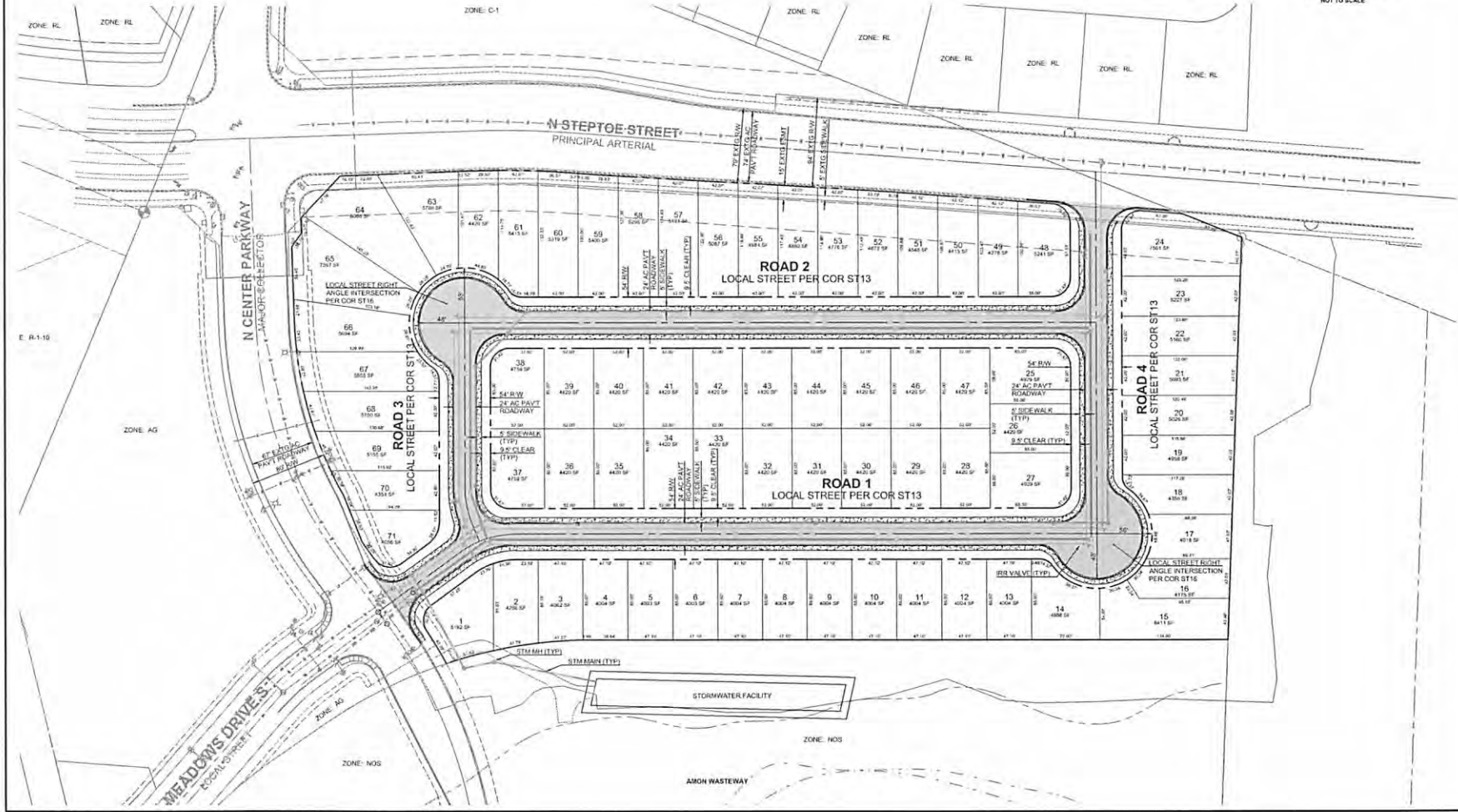


SITE

VICINITY MAP
NOT TO SCALE



Scale 1" = 50'



Clearwater Creek Phase 13

Conceptual Plat for:

A Subdivision located in the City of Richland, Washington

Revisions

Project No. 3131
SCALE: 1" = 50'
DESIGNED BY: JMT
DRAFTED BY: JSV
REVIEWED BY: TOL

2

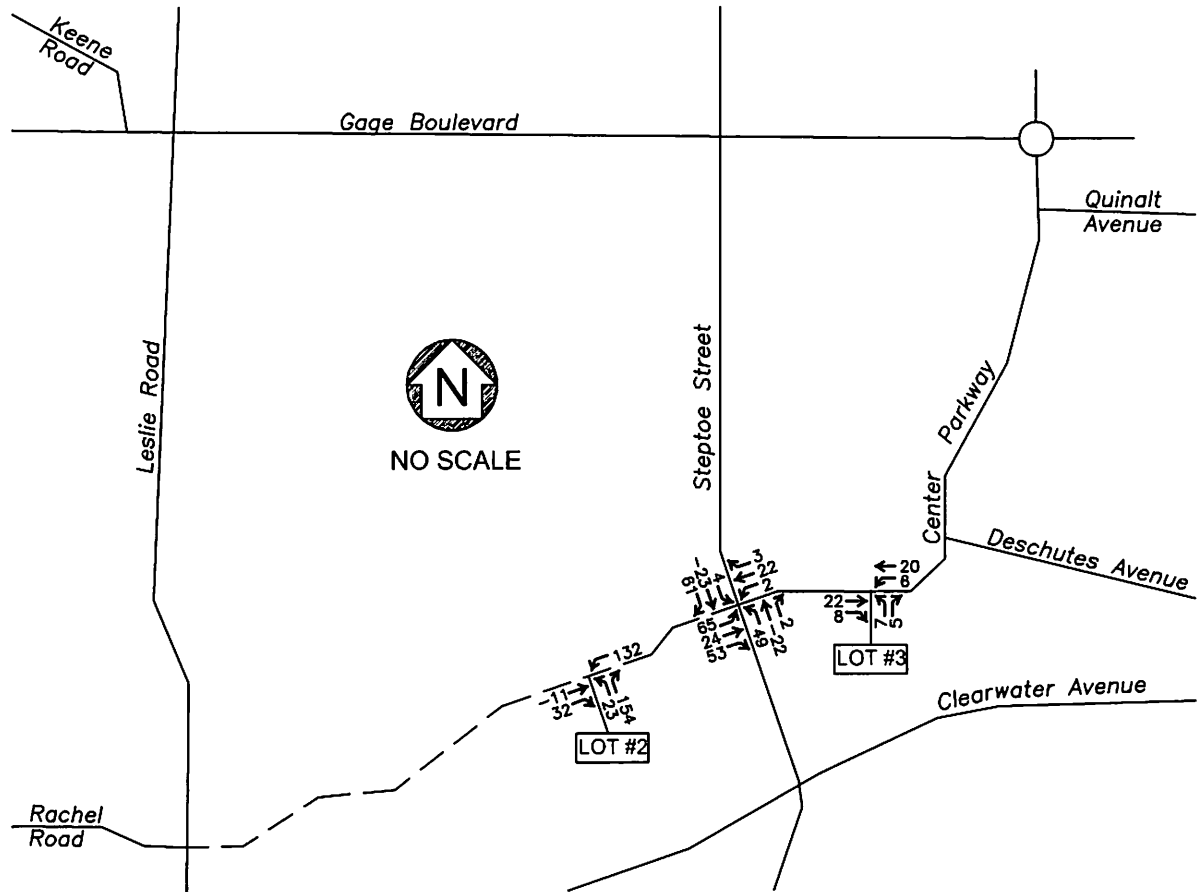
3

PLS ENGINEERING

PLS ENGINEERING
1111 120th Ave SE, Suite 100
Burien, WA 98148
Phone: (206) 834-4339
Fax: (206) 834-4335

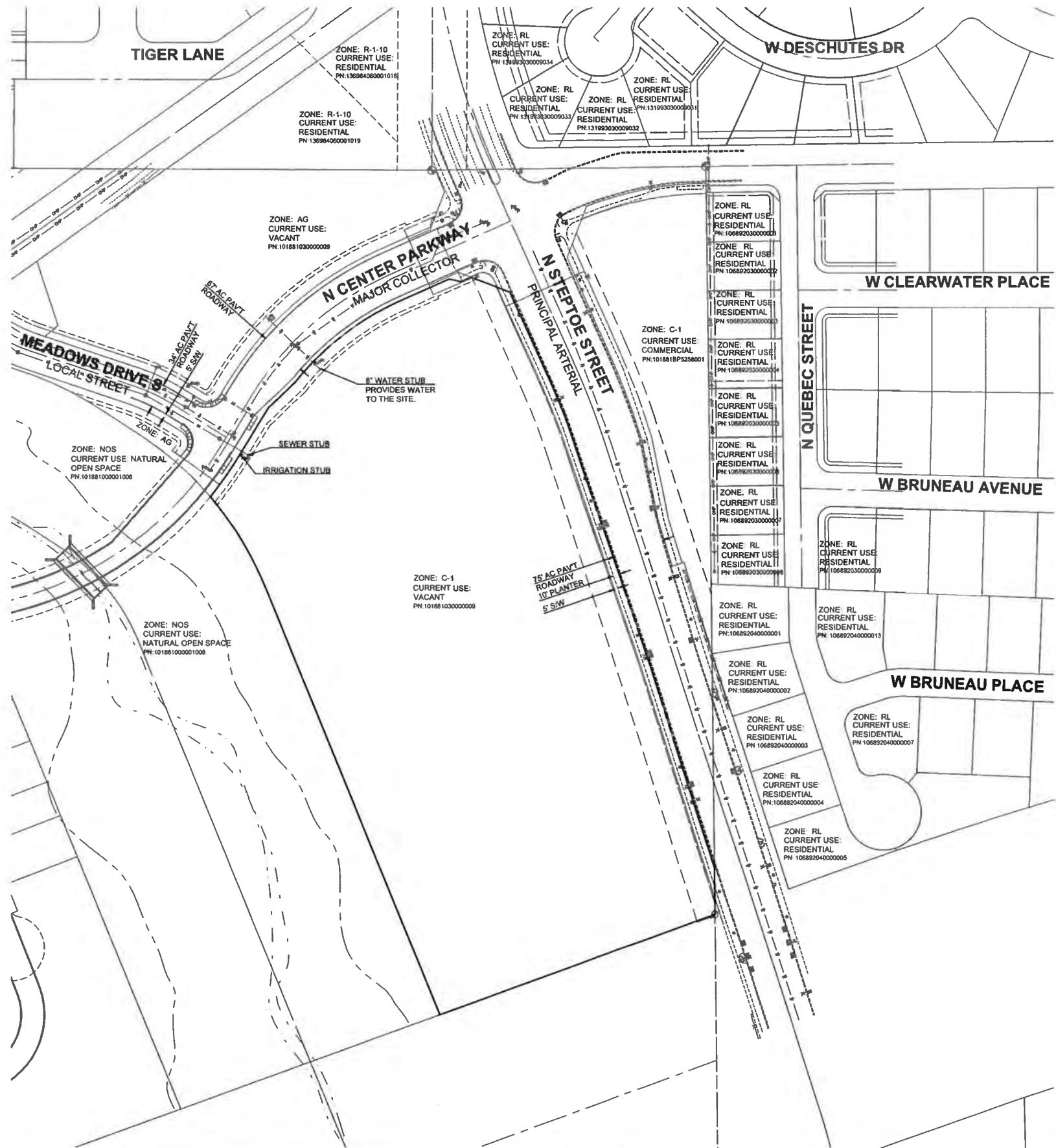
FILE NAME: 1536flow.dwg

PLOT DATE: 09.15.15



Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

APPLICANT:
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Contact: Brian Thoreson
Ph. (509) 492-0153
E-mail: bthoreson@Hayden-Homes.com

CIVIL ENGINEER:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

SHORELINE:
There are no shorelines or critical areas
within 300' of the site.

STRUCTURES:
There are no existing structures on the site.

Vicinity Map for:

Clearwater Creek Phase 13

A Subdivision located in the City of Richland, Washington

Engineering - Surveying - Planning - 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH: (360) 944-6519 | Fax: (360) 944-6539

PLS ENGINEERING

Revisions

1	
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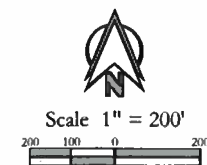
Project No. 3131
SCALE: H: 1" = 80'
V: N/A
DESIGNED BY: JMT
DRAFTED BY: JSV
REVIEWED BY: TQJ

1

2

Clearwater Creek Phase 13

SEC. 01, T.8N., R.28E., W.M., City of Richland,
Benton County, Washington



Topographic Map for:

Clearwater Creek Phase 13

A Subdivision Located in the City of Richland, Washington

Engineering - Surveying - Planning | 604 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 944-0519 | Fax (360) 944-0539

PLS ENGINEERING

Revisions

1	
2	
3	
4	
5	
6	

Project No. 3131

SCALE: H: 1" = 200'
V: N/A

DESIGNED BY: TGJ

DRAFTED BY: JSV

REVIEWED BY: TGJ

2

2

EXHIBIT 7



Teresa Reents & Ken Hofstad
Reata Ridge Tract C

CPA2022-104

Z2022-103

Teresa Reents & Ken Hofstad
2853 Sunshine Ridge Road
Richland, WA 99352

2/24/2022

Mike Stevens
Planning Manager
Development Services
City of Richland
mstevens@ci.richland.wa.us

RE: Proposed Comprehensive Plan and Rezone Applications for Tract C of the Plat of Reata Ridge

Dear Mike:

Attached, please find the following documents necessary to change the land use designation and zoning of Tract C of the plat of Reata Ridge:

- a. Comprehensive Plan Amendment Application Form;
- b. Comprehensive Plan Amendment – Supplemental Sheets;
- c. Comprehensive Plan Amendment – Maps
- d. Rezone Application Form;
- e. Rezone Application Supplemental Sheets;
- f. Rezone Application Maps
- g. Environmental Checklist

Note that the rezone application and accompanying materials are identical to the materials that we submitted to your office last spring. They are included with this submittal for your convenience. According to the fee schedule found on the City website, the application fee for comprehensive plan amendments and rezones are \$1,305 and the fee for filing an environmental checklist is \$405. Fees for the rezone application were paid last year at the time the application was originally filed, so our assumption is that a total of \$1,710 is necessary to complete the filing of this application.

We believe our application is consistent with the submittal requirements set forth by the City. If you are in need of additional information or clarification, please advise us as soon as possible.

Thank you for your review of this application. We look forward to working with you toward approval of our application.

Sincerely,



Teresa Reents



Ken Hofstad



Comprehensive Plan Amendment Application

☐ Comprehensive Plan Land Use Map

☐ Text of Comprehensive Plan

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Corkill

Address: various - see attached supplemental sheet

Phone: 509.521.1055

Email: teresarealty@gmail.com

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company: Teresa Reents & Ken Hofstad

UBI#:

Contact: Teresa Reents

Address: 2853 Sunshine Ridge Road, Richland, WA 99352

Phone: 509.521.1055

Email: teresarealty@gmail.com

PROPERTY INFORMATION

Legal Description:

Tract C of the Plat of Reata Ridge, a portion of E1/2 of Sec. 4, T8N, R28E.W.M., Benton County, Washington

Parcel Number: 7 parcels: 10488403000-9000; -5007; -5011; -4001; -4005; -4010; -4011

Current Zoning: BMS

Current Land Use Designation: Badger Mountain South

APPLICATION REQUIREMENTS – Submit as required or attach written statements explaining the following:

1. Completed application and filing fee;
2. The purpose of the proposed amendment;
3. Describe how the amendment is consistent with Washington State Growth Management Act-RCW 36.70A (the goals of the Act are listed in 36.70A.020);
4. How the amendment is consistent with the adopted countywide planning policies;
5. How the amendment furthers the purpose of the City's comprehensive plan;
6. How the amendment is internally consistent with the City's comprehensive plan, as well as other adopted City plans and codes;
7. If applicable, how the project will meet concurrency requirements for transportation;
8. As necessary, supplemental environmental review and/or critical areas review, as determined by the Administrator;
9. **Comprehensive Plan TEXT AMENDMENT applications must also include:**
 - a. The proposed element, chapter, section and page number of the comp. plan to be amended;
 - b. The proposed text change, with new text underlined and deleted text crossed out;
10. **Comprehensive Plan MAP AMENDMENT applications must also include:**
 - a. The current land use map designation for the subject parcel(s);
 - b. The land use map designation requested;
 - c. A complete legal description describing the combined area of the subject parcel(s);
 - d. A vicinity map showing:
 - i. All land use designations within 300 feet of the subject parcel(s);
 - ii. All parcels within 300 feet of the subject parcel and all existing uses of those parcels;
 - iii. All roads abutting and/or providing access to the subject parcel(s) including information on road classification (arterial, collector, access) and improvements to such roads;
 - iv. Location of shorelines and critical areas on or within 300 feet of the site, if applicable;

- v. The location of existing utilities serving the subject parcels, including electrical, water, and sewer;
- vi. The location and uses of existing structures located on the subject parcel(s);
- e. Topographical map of the subject parcels and abutting properties at a minimum scale of one inch represents 200 feet (1:200);
- f. The current official zoning map designation for the subject parcel(s);
- g. A detailed plan which indicates any proposed improvements to:
 - i. Paved streets;
 - ii. Storm drainage control and detention facilities;
 - iii. Public water supply;
 - iv. Public sanitary sewers;
 - v. Circulation and traffic patterns for the development and the surrounding neighborhoods;
- h. A corresponding zoning map amendment application, where necessary, to maintain consistency between the land use and zoning maps. The rezone application will be processed separately from, and after, the comprehensive plan amendment;
- i. A description of any associated development proposals. Development proposals shall not be processed concurrently with comprehensive plan amendments, but the development proposals may be submitted for consideration of the comprehensive plan amendments to limit consideration of all proposed uses and densities of the property under the City's SEPA, zoning and comprehensive land use plan. If no proposed development description is provided, the City will assume that the applicant intends to develop the property with the most intense development allowed under the proposed land use designation. The City shall assume the maximum impact, unless the applicant submits with the comprehensive plan amendment a development agreement to ameliorate the adverse impact(s) of the proposed development.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

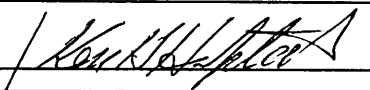
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Teresa Reents/Ken Hofstad

Applicant Signature:  /  Date 2-24-2022

SUPPLEMENTAL SHEET
REENTS/HOFSTAD ET AL. COMPREHENSIVE PLAN AMENDMENT APPLICATION
FOR TRACT C OF THE PLAT OF REATA RIDGE
February 2022

The following is a summary of the information required in the comprehensive plan amendment application form. (Item #1 is the application form itself.) The attached slides are also numbered correspond to the required elements listed on the application form.

2. The purpose of the proposed amendment:

Intent

The property owners petition to have a 12.9-acre open space tract (Tract C of the Plat of Reata Ridge) removed from its present land use classification of Civic (Parks, Trails and Open Space) as set forth under the provisions of the Badger Mountain South Subarea Plan (refer to slide 10a.1 and 10a.2) and into a land use classification of Low Density Residential. Accompanying this application is a petition to rezone the site from its open space classification under the Badger Mountain South Land Use and Development Regulations (LUDR) to R1-12 zoning, which is the same zoning as all the surrounding properties refer to slide 10.b) In effect, the request would remove the site from the LUDR and replace it with the City's standard land use designation and zoning.

Once these applications are approved, the property owners would complete a series of boundary adjustments to enlarge the back yards of the adjacent lots (refer to slide 10g). A narrow strip of property running along the center of the tract would be retained to provide for an informal walking path for the benefit of the Reata Ridge residents.

The proposed rezone acknowledges that retaining the site as open space does not and would not benefit the residents of Badger Mountain South. It provides for property owners to increase their lot sizes and still retain a smaller open space tract that can be developed with a private walking trail for the benefit of the Reata Ridge residents. This makes sense for both the residents of the Reata Ridge plat and is consistent with the proposed amendment to the LUDR that NorAm Investments has previously submitted to the City.

Ownership

Reents and Hofstad purchased Tract C and subsequently transferred ownership of portions of Tract C to adjacent residential lot owners as follows:

Owner Name	Parcel ID #	Mailing Address	Acreage*
Ken Hofstad & Teresa Reents	104884030009000	2853 Sunshine Ridge Rd Richland, WA 99352	10.74
Teresa Reents	104884030004007	2853 Sunshine Ridge Rd Richland, WA 99352	0.30
Jeremy & Yesica Rosas	104884030005007	2894 Karlee Drive Richland, WA 99352	0.23
Nicholas Benavides	104884030005011	2950 Karlee Drive Richland, WA 99352	0.23

David & Elizabeth Bryant	104884030004001	2931 Sunshine Ridge Rd Richland, WA 99352	0.36
Blake & Brittney Kluse	104884030004005	2877 Sunshine Ridge Rd. Richland, WA 99352	0.25
Jeffrey & Renee Leaumont	104884030004010	2831 Sunshine Ridge Rd. Richland, WA 99352	0.25
Tony Henson & Kelli Corkill	104884030004011	2829 Sunshine Ridge Rd. Richland, WA 99352	0.29
John & Lisa Demetreon	102884030004004	2889 Sunshine Ridge Rd. Richland, WA 99352	0.25
*Acreage reported consists only of lands included in the open space Tract C, not the adjoining residential lot.			

3. Describe how the amendment is consistent with Washington State Growth Management Act RCW 36.70A (the goals of the Act area listed in 36.70A.020):

The goals of the Washington State Growth Management Act (RCW 36.70A.020) are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the GMA goal.

- (1) **Urban growth.** *Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Response: The proposed comprehensive plan amendment would occur in an area that is entirely located within the Richland urban growth area, within an existing neighborhood that is served by an existing street network.

- (2) **Reduce sprawl.** *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Response: The proposed comprehensive plan amendment site is located within the City and surrounded by the existing fully developed Reata Ridge subdivision. The proposed amendment could not be reasonably described as sprawl.

- (3) **Transportation.** *Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*

Response: The proposed comprehensive plan would not result in the development of any additional street extensions. In the future a walking path may be constructed from one end of the site to the other, providing an additional opportunity for a pedestrian route.

- (4) **Housing.** *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Response: The proposed comprehensive plan amendment would not impact housing affordability. No decrease in the land area available for housing would result from approval of the application.

- (5) **Economic development.** *Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient*

economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Response: The proposed comprehensive plan amendment would neither increase or decrease the amount of land available for the expansion or retention of businesses and so does not have an impact on this goal.

- (6) **Property rights.** *Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*

Response: The proposal does not involve the taking of private lands for public purposes. However, denial of the application would preclude the reasonable use of private property by those individuals who have purchased portions of the site as an expansion to their back yards to enable the construction of accessory buildings, or recreational amenities such as swimming pools or for the expansion of lawns and/or landscaping.

- (7) **Permits.** *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Response: The proposed comprehensive plan amendment has been filed in accordance with City regulations.

- (8) **Natural resource industries.** *Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses.*

Response: The proposed comprehensive plan does not involve natural resource land or agricultural lands.

- (9) **Open space and recreation.** *Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

Response: The proposed comprehensive plan amendment would eliminate 12.9 acres as public open space. Both the City and NorAm Investments, the developers of Badger Mountain South, have determined to focus their efforts to build parks, trails and other open space amenities in other locations. In fact, NorAm Investments sold this property to the applicants in 2017 for the very reason that they did not intend to develop the site for park use. The proposed amendment would provide for the private development of open space, through the expansion of adjacent lots. The central portion of the site would be retained for the future installation of a privately maintained walking path. The existing Badger Mountain South Subarea Plan designated this site as a part of the open space plan for the development of Badger Mountain South, but the location of the site is far removed from Badger Mountain South neighborhoods and lacks connection to Badger Mountain South trails and/or roads. Therefore, retaining the open space designation of the site would not benefit the residents of Badger Mountain South. The current property owners would benefit from the proposed plan amendment.

- (10) **Environment.** *Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Response: The proposed comprehensive plan amendment would not negatively impact the environment. The site has been disturbed in the past and is surrounding by residential development. Consequently, it lacks natural vegetation and viable wildlife habit. The proposed plan amendment would not result in either impacts to air and water quality.

(11) **Citizen participation and coordination.** *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Response: The application was filed in accordance with existing City regulations, which will require public notification and hearings before both the Planning Commission and City Council.

(12) **Public facilities and services.** *Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Response: The proposed comprehensive plan amendment would not result in increased demands for City water, sewer or power. Some additional irrigation water use may be desired by those property owners who wish to expand their backyard lawns and/or landscaped areas. The Badger Mountain Irrigation District will have to approve any increased use of irrigation water.

(13) **Historic preservation.** *Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.*

Response: There are no historic structures on the site and no known sites of historical or archaeological significance

4. How the amendment is consistent with the adopted countywide planning policies.

The Benton County Wide Planning Policies most recently adopted by the Benton County Commission on February 7, 2017, are reprinted below with a brief statement identifying how the proposed comprehensive plan amendment relates to the adopted County Wide Planning Policies.

Policy 1: *The comprehensive plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the 12 goals of the Growth Management Act.*

Response: A specific response as to how the application is consistent with the goals of the Growth Management Act is addressed in response to question #3 above.

Policy 2: *The County shall allocate future projected populations through the use of the latest population projections published by the Washington State Office of Financial Management (OFM). Allocation of future populations shall be based on the following distribution: City of Kennewick 40% of total county population; City of Richland 28% of total county population; Benton County 19% of total county population; City of West Richland 8% of total county population; City of Prosser 3% of total county population and City of Benton City 2% of total county population. The County, in consultation with the Cities will review the OFM population projection ranges (Low, Medium, and High) and allocation percentages whenever OFM publishes new GMA population projections.*

Response: The proposed comprehensive plan amendment would not have any direct impacts on population projections for either the County or the City and would not involve any changes to the population allocation formula.

Policy 3: *The locating of Urban Growth Areas within the County shall be accomplished through the use of accepted planning practices which provide sufficient land and service capacity, up to the determined need, to meet project populations at urban densities and service standards within the Cities, and urban densities for those portions of the County located within the urban growth areas.*

Response: The proposed comprehensive plan amendment would not alter population projections, urban densities or service standards and therefore does not impact this policy.

Policy 4: *That Urban Growth Areas of each City shall be based upon official and accepted population projections for minimum of 20 years. The gross undeveloped and underdeveloped acreage within the city limits and the Urban Growth Area shall be sufficient to meet all the land requirements, for the following: community and essential public facilities, population projection, commercial and industrial activities, employment projections, infill and to prevent inflation of land cost due to a limited land supply. (Note: The formula for identifying per capita land needs included in this policy has not been reprinted here.)*

Response: The proposed comprehensive plan amendment would not impact population projections, nor the amount of land allocated for various future land uses.

Policy 5: *That within the urban growth area, urban uses shall be concentrated in and adjacent to existing urban services or where they are shown on a Capital Improvement Plan to be available within 6 years.*

Response: The proposed comprehensive plan amendment occurs in an area where urban services and development already exist.

Policy 6: *That cities limit the extension of service district boundaries and water and sewer infrastructure to areas within each jurisdiction's urban growth area contained in their adopted Comprehensive Plan. Utility plans should attempt to reflect possible needs for 50 years.*

Response: The proposed comprehensive plan amendment does not involve the extension of service district boundaries and occurs in an area where existing utility infrastructure is already in place and is located inside the City urban growth area.

Policy 7: *Within each Comprehensive Plan, the Land Use Plan for urban growth areas shall designate urban densities and indicate the general locations of greenbelt and critical areas.*

Response: The proposed comprehensive plan amendment would not result in the change of any urban growth area boundaries or alter urban densities or impact critical areas. The amendment would change 12.9 acres of open space area from public use to private use but would still retain an existing open space area.

Policy 8: *Wherever possible, given consideration of all other variables, such as existing unused service infrastructure, the placement of an urban growth line into an area of existing commercial agriculture shall be avoided.*

Response: The proposed comprehensive plan amendment does not involve either the movement of an urban growth boundary or the conversion of commercial agricultural lands.

Policy 9: *The appropriate directions for the expansion of urban growth areas are those which are unincorporated land with existing service infrastructure and lands adjacent to corporate limits.*

Response: The proposed comprehensive plan amendment does not involve an expansion of an urban growth area boundary. The site is located within the existing urban growth area and falls within the corporate limits of the City of Richland.

Policy 10: *All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.*

Response: The proposed comprehensive plan amendment would not require the amendment of any policies within the City of Richland Comprehensive Land Use Plan.

Policy 11: *The County and Cities, along with public participation shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.*

Response: The proposed comprehensive plan amendment does not involve the siting of essential public facilities.

Policy 12: *Support the existing solid waste program that promotes and maintains a high level of public health and safety, protects the natural and human environment of Benton County and encourages public involvement by securing representation of the public in the planning process.*

Response: The proposed comprehensive plan amendment would not impact existing solid waste programs.

Policy 13: *Encourage and expand coordination and communication among all jurisdictions and solid waste agencies/firms in Benton and Franklin Counties in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.*

Response: The proposed comprehensive plan amendment would not impact existing solid waste programs.

Policy 14: *Maintain active County-City participation in the Regional Transportation Planning Organization in order to facilitate City, County and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.*

Response: The proposed comprehensive plan amendment would not impact existing City, County or regional transportation plans or result in any traffic increase on the existing street network.

Policy 15: *The County and Cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and county. The following actions should be accomplished:*

- a. Jointly quantify and project total countywide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)*
- b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected countywide need.*
- c. Address the affordable housing needs of very low, low and moderate income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).*
- d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.*

Response: The proposed comprehensive plan amendment would not impact housing needs as the existing land use designation does not provide for housing and the proposed land use designation is not intended to result in additional housing on the site.

Policy 16: *Urban growth areas may include territory located outside of a city if such territory may be characterized by urban growth or is adjacent to territory already characterized by urban growth. Within urban growth areas, only urban development may occur. (Note: the definition of “urban” included in the policy language has not been reprinted here.)*

Response: The proposed comprehensive plan amendment is in an area that is incorporated within the City of Richland and is already part of Richland’s Urban Growth Area. Therefore, the proposed amendment would not impact urban growth area boundaries.

Policy 17: *To encourage logical expansion of corporate boundaries into urban growth areas, and to enable the most cost efficient expenditure of public funds for the provision of urban services into newly annexed areas. The County and each City shall jointly develop and implement development, land division and building standards, and coordinated permit procedures for the review and permitting of new subdivision within Urban Growth Areas.*

Response: As the proposed comprehensive plan amendment site is located within the City, it does not impact City/County efforts to establish joint development standards.

Policy 18: *Consistent with the protection of public health, safety, welfare and the use of natural resources on a long-term sustainable basis, the ability of service capacity to accommodate demands, and the expressed desires of each community, Comprehensive Plans shall jointly and individually support the County and region’s economic prosperity in order to promote employment and economic opportunity for all citizens.*

Response: The proposed comprehensive plan amendment would not impact the region’s economic prosperity or affect the use of natural resources on a sustainable basis.

Policy 19: *The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing business formation, expansion and retention and creating jobs and financial investment to improve the economics of our communities. (Note: specific economic development policies a-g are not reprinted here.)*

Response: Neither the existing land use designation nor the proposed comprehensive plan amendment contemplate any economic related development of the site, so the application does not impact this policy.

Policy 20: *Capital Improvement Plans and Land Use Plans, shall conduct fiscal analyses which identify and refine the most cost effective use of regional and local public services. (Note: specific policies (a-c) to accomplish this goal have not been reprinted here.)*

Response: The proposed comprehensive plan amendment would not impact regional and local public services.

Policy 21: *Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).*

Response: The proposed comprehensive plan amendment would not result in significant numbers of new housing units and therefore would not impact public schools.

Policy 22: *The Growth Management Act requires counties planning under the Act to adopt a countywide planning policy in cooperation with the cities located in the county. The countywide planning policy is to be a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this (GMA) chapter. The purpose for the Benton County Wide Planning Policies is to meet this requirement of the Act. This document is a tool that will provide the necessary guidance to achieve consistency during the updating of comprehensive plans for the county and the cities.*

Response: The proposed comprehensive plan amendment would not directly impact this County Wide Planning Policy.

5. How the amendment furthers the purpose of the City's comprehensive plan.

The goals and policies of the City's land use plan are reprinted below followed by a brief response describing how the application is consistent with the goals and policies.

LU Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.

Policy 2: Facilitate planned growth and infill developments within the City.

Response: The proposed comprehensive plan amendment would provide for adjacent property owners to expand their lot boundaries and would maintain a central corridor of open space to accommodate the future installation of a walking path. As such, the application is compatible with existing Reata Ridge development.

LU Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Policy 2: Ensure that adequate public services are provided in a reasonable time frame for new developments.

Policy 3: Ensure that the intent of the land use and districts are maintained.

Response: The proposed comprehensive plan amendment will provide for the expansion of back yards for existing residents within the Reata Ridge plat. The amendment would be a benefit to those residents and so would help to maintain a livable and vibrant neighborhood.

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Policy 2: Encourage higher residential densities especially in and near the Central Business District area.

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

Response: The proposed comprehensive plan amendment would enable existing low density residential lots to enlarge their lot boundaries. It would not expand the variety of lifestyle and housing opportunities available in the City but would enhance housing for the existing residents of Reata Ridge.

LU Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Policy 2: Promote developments such as business and research parks, office parks, technology centers, manufacturing and processing facilities, and other types for high- tech uses.

Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 4: Encourage the use of buffers or transition zones between non- compatible land uses.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Policy 6: Support industrial developments on lands previously owned by the Department of Energy and transferred to the City and the Port of Benton.

Response: The proposed comprehensive plan amendment only involves residential lands and does not have a direct impact on this goal relating to commercial/industrial lands.

LU Goal 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1: Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

Policy 2: Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

Response: The proposed comprehensive plan would provide for a walking path through the Reata Ridge neighborhood and so does promote the overall well-being of neighborhood residents. Reata Ridge does not have sidewalks so this path would provide a safe place for homeowners to walk and ride their bikes.

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Policy 3: Encourage infill development and redevelopment in the Central Business District. Public Facilities

Response: This proposed comprehensive plan amendment is not located near the Central Business District or other commercial areas, does not involve commercial, high density residential or mixed use zoning and so does not impact this goal.

LU Goal 7: Encourage efficient use and location of public facilities such as transit centers, utility facilities, schools, parks, and other public uses.

Policy 1: Locate municipal facilities within their service areas and ensure the grouping of facilities within neighborhoods, whenever feasible.

Policy 2: Ensure that the scale, and location of public facilities are compatible with or buffered from existing and planned surrounding areas.

Policy 3: Wherever possible, the City will locate park and school facilities together for efficient use of public facilities.

Policy 4: Encourage the development of private and public regional sports and recreational facilities of a size and quality to attract significant numbers of users and spectators.

Response: The proposed comprehensive plan amendment would eliminate 12.9 acres of open space in a location that both the City and the Badger Mountain South developers have declined to make the financial investments needed to develop a public park. The conclusion is that the site is not appropriately sited to provide for efficient public open space. It is physically isolated from the Badger Mountain South neighborhoods that it is intended to serve.

LU Goal 8: Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

Policy 1: Ensure that lands designated Urban Reserve remain in this holding category to serve future demand for land.

Policy 2: Apply the Agricultural designation in the Yakima River floodplain.

Policy 3: At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.

Policy 4: Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Policy 5: Define and identify mineral resource lands located within its boundaries that are not already compromised by on-site, immediate, or adjacent urban growth and that have long-term significance for the extraction of minerals on a commercially-viable basis.

Policy 6: Property and/or mineral rights owners should work with the City and appropriate agencies for protection of these sites. Designate mineral resource lands located in the City of Richland that meet the Criteria for Classification of Mineral Resources (WAC 365-190-070).

Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that would create conflict or negatively impact the safe and effective airport operations.

Response: The unique circumstances addressed in these land use policies do not apply to this application, as the site is not used for agricultural production; is not near the waterfront; is without any known historical or archeological significance; is not a mineral resource area; or near the Richland Airport.

LU Goal 9: Within Island View, the City will implement a Single Family Overlay land use designation for clusters of property that are currently used as single family residences which have high probability of being redeveloped with non-residential land uses.

Policy 1: The city will use the Single Family Overlay concept only in those instances where the majority of property owners have expressed a preference for its use.

Policy 2: Areas designated as Single Family Overlay will be zoned for single- family residential uses, as identified in the city's R-2 Medium Density Residential zoning district.

Policy 3: Areas designated as Single Family Overlay will remain as such until property owner(s) bring forward a request to remove the overlay and change the zoning to the designation contained in the Island View Subarea Plan. In such cases, an amendment to the comprehensive plan is not necessary.

Policy 4: Applicants bringing forward a request to change the zoning of property designated Single Family Overlay should demonstrate that the land proposed for amendment is: a) large enough to support redevelopment for non-single family residential land uses; and b) will have sufficient access to City streets and utility systems to support redevelopment.

Policy 5: Whenever properties designated with the Single Family Overlay are rezoned for non-single family residential uses in accordance with Policy 4 above, the Single Family Overlay designation should be removed from the subject property.

Response: The site is not located within the Island View area, so these land use policies do not apply.

LU Goal 10: Follow controlling law and constitutional requirements, both state and federal, to ensure the appropriate protection of private property rights.

Policy 1: Monitor evolving state and federal statutory amendments and judicial precedent so that timely amendments or changes can be made in the process of implementing the comprehensive plan policies and development regulations.

Policy 2: Process comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all due process rights.

Policy 3: Process timely, fair, and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

Response: The application has been prepared and filed in compliance with City regulations that are in place to facilitate a fair and open hearing process and provide the public with adequate notice.

Natural Environment NE Goal 1: Promote the protection, conservation, and restoration of natural areas, shorelines, and critical areas as unique assets to the community, and provide public access for enjoyment of such facilities based on the ability of the resource to support the use.

Policy 1: Use the critical areas ordinance, SMP, the state environmental policy act (SEPA), and other ordinances, as applicable, to designate and protect the critical areas and natural environment.

Policy 2: Consider the goals and policies of the SMP as part of this Comprehensive Plan. Encourage development of water-oriented recreational, cultural, and commercial facilities in certain Columbia River locations, consistent with the SMP and its criteria of no net loss of ecological functions, to enhance and diversify Richland's community recreational resources and its attractiveness to tourists.

Policy 3: Ensure public access to shorelines on public land, subject to regulations protecting public safety, sensitive habitat areas, and wildlife.

Policy 4: Encourage the public and/or private acquisition of the prominent ridges in the south Richland area to preserve views, protect shrub- steppe habitat, and to provide public access. Consider the preservation of the ridges and hillside areas through various standards.

Policy 5: Develop an integrated pedestrian trail system to provide access through the City's important natural features, such as prominent ridges and rivershore areas and provide necessary trail linkages between these natural features.

Response: Shoreline policies do not apply to the site which is well removed from any rivershore area. Neither does this site include prominent ridges, shrub-steppe habitat, sensitive habitat areas or wildlife habitat areas. The site has not been identified as a critical area on City critical areas maps. The proposed plan amendment does provide for a future walking path across the site and so would provide for the expansion of pedestrian trails within the neighborhood.

Historic and Cultural Resources HP Goal 1: Preserve significant historic structures, districts, and cultural resources that are unique to Richland.

Policy 1: Encourage preservation and promotion of adaptive reuse of historic “Alphabet Homes” of Richland.

Policy 2: Coordinate with local tribes, federal, state and local agencies to protect historic and cultural resources.

Response: There are no structures on site and no known historic or cultural resources are present.

UD Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

Policy 1: Establish and enhance the positive attributes of residential, commercial, central business, and other districts with appropriate transition between them.

Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.

Policy 4: Promote public arts, museums, and interpretive centers in coordination with public plazas and community spaces that reflect the unique history and culture of Richland.

Response: The proposed plan amendment provides for a walking path across the site and so would make the Reata Ridge neighborhood more pedestrian friendly.

UD Goal 2: Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

Policy 1: Enhance the appearance, image, and design character of the Central Business District.

Policy 2: Ensure adequate public transit, bicycle, and pedestrian access in the commercial centers along with parking and landscaping.

Policy 3: Enhance the welcoming experience into the community through well- designed gateway features in prominent locations.

Policy 4: Design the public realm, including streetscapes, parks, plazas, and civic amenities for the community to gather and interact.

Policy 5: Provide continuity among adjacent uses by using cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: This Urban Design goal is not directly applicable to the proposed plan amendment.

UD Goal 3: Development through appropriate design, should protect natural features such as rivers, shorelines, ridgelines, steep slopes, and archaeological and historical resources.

Policy 1: Development should be sensitive to existing topography and landscape, and should minimize environmental impacts.

Policy 2: Hillside development should, as much as practical, blend with the natural shape and texture of the land.

Policy 3: Lighting should be designed so as to promote public safety as well as promote "Dark Sky" principals.

Response: The site of the proposed plan amendment does not contain shorelines, steep slopes or ridgelines and there are no known archeological or historical resources on site. Therefore, this Urban Design goal is not directly applicable to this proposed plan amendment.

UD Goal 4: Promote community beautification by enhancing public spaces and thoroughfares and encouraging private property beautification.

Policy 1: Improve the appearance of all city- owned space and major thoroughfares.

Policy 2: Promote programs to improve landscaping. Encourage xeriscaping and use of native plants.

Policy 3: Promote more attractive signage throughout the City, especially in commercial districts.

Response: The proposed plan amendment would provide for the private ownership of existing vacant land, thereby providing opportunities for landowners to make investments to beautify their private property.

6 Describe how the amendment is internally consistent with the City's comprehensive plan as well as other adopted city plans and codes:

Questions 3 – 5 (see above) describe how this application is consistent with the goals of the Growth Management Act, the Countywide Planning Policies and the goals of the City's Comprehensive Plan.

In addition, the Badger Mountain South Land Use and Development Regulations (LUDR) which are intended to implement the Badger Mountain South Subarea Plan contain specific plans for park and trail improvements for the Badger Mountain South community. (See Chapter 5 of the LUDR – Civic Space Standards.) While both the LUDR and the Subarea plan designate the site as part of the "Civic" land use designation, there is a disconnect between the land use designation and the specific LUDR standards. Park standards for landscaping and park facilities are set forth for the various neighborhoods within Badger Mountain South. No mention is made of the subject site and no improvements to this open space area are identified within the LUDR. In a similar fashion, the LUDR details trail standards and identifies general locations for future trail corridors. No trail corridor was planned to cross the subject site and no connection from the trail system to the site was called out in the LUDR.

The Badger Mountain South Subarea Plan includes goal and policy statements specific to parks, including the following:

Goal #1. Provide an integrated system of parks, recreation facilities, trails and open spaces as an asset that enhances the community's quality of life.

BMSP Objective 1.1 - Develop parks and open space that includes retaining existing drainage areas as natural open space, creating linear and other park types, and establishing a range of recreational opportunities that are linked by trails and walkways. [emphasis added]

BMSP Objective 1.2 - Integrate natural habitat into parks and trail systems through the use of native and other drought-tolerant plantings that support the local wildlife and conserves water. [emphasis added]

The plat of Reata Ridge was originally planned to be built around a golf course, and the subject site was to be part of the course. However, development plans changed, with the City's adoption of the subarea plan. Prior to the adoption of the subarea plan, the Reata Ridge plat was approved and developed under Benton County regulations. Prior to the subdivision of Reata Ridge, the site had been graded to accommodate the future golf course. This resulted in the alteration of the contour of the land and removal of native vegetation. Therefore, Goal #1, as cited above is not applicable and cannot be realized. There is no existing drainage area to retain and no natural vegetation to preserve. Whatever habitat existed prior to development has been significantly compromised. A review of the environmental impact statement prepared for the subarea plan does not identify any environmentally sensitive areas or conditions present on Tract C that would call for its preservation as a natural area.

In summary, the open space designation applied to the subject site is not intended to become a city park or a school site. Neither the subarea plan or the LUDR identify any park or trail improvements for the site at all. The prior disturbance of the site has significantly diminished its value as natural habitat. Finally, the fact that the Reata Ridge development was completed without the establishment of a homeowners' association means that there is no mechanism in place to maintain the property as common open space. This leaves the subject site without a legitimate use except as private open space. Use of the property as private open space would provide for the enjoyment and benefit of individual owners of the site and the land would continue to be left in an open space condition.

7. If applicable, how the project will meet concurrency requirements for transportation

Concurrency requirements are not applicable to this proposed comprehensive plan amendment.

8. Supplemental environmental review and/or critical areas review

The application includes a completed environmental checklist, which is attached.

9. Comprehensive Plan Text Amendment

This application does not contemplate any changes to the text of the plan.

10. Comprehensive Plan Map Amendment

The following slides are attached to the application:

- 10a. Existing Badger Mt. South Subarea Plan Land Use Map & Existing City Comprehensive Plan Land Use Map

- 10b. Requested Comprehensive Plan Land Use Designation
- 10c. Complete Legal Description of Subject Site
- 10d. Vicinity Map Showing Land Use, Roads and Utilities
- 10e. Topographical Map
- 10f. Current Zoning Map
- 10g. Map of Proposed Development

- 10h. An application to amend the City zoning map to reclassify the subject site to R-1-12 Single Family Residential zoning is attached.
- 10i. No development beyond the proposed boundary line adjustment and installation of a walking path is anticipated.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

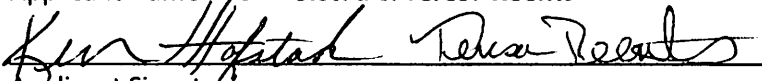
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agents(s) of the owners(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirement of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

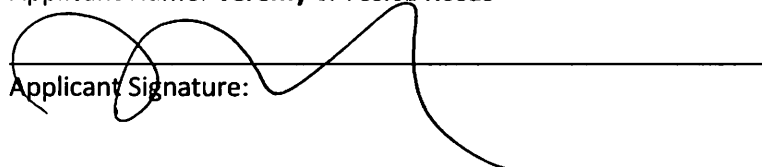
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Name: Ken Hofstad & Teresa Reents


Applicant Signature:

2-23-2022
Date:

Applicant Name: Jeremy & Yesica Rosas


Applicant Signature:

2/28/2022
Date:

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

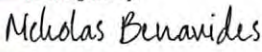
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Applicant Name: **Nicholas Benavides**

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 Applicant Signature: BC02FE6729704A2...

02/25/2022

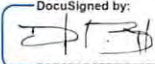
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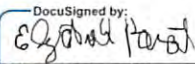
Applicant Name: **Blake & Brittney Kluse**


 Applicant Signature:

2/24/22
 Date:

Applicant Name: **David & Elizabeth Bryant**

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 Applicant Signature: 7C888805000644C...

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Date:

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I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate any wat any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agents(s) of the owners(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirement of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

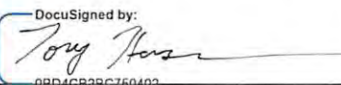
Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Name: **Jeffrey & Renee Leaumont**


Applicant Signature:

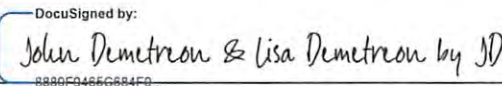
2/25/22
Date:

Applicant Name: **Tony Henson & Kelli Corkill**

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Applicant Signature:

02/25/2022
Date:

Applicant Name: **John & Lisa Demetreon**

DocuSigned by:

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Applicant Signature:

02/25/2022
Date:

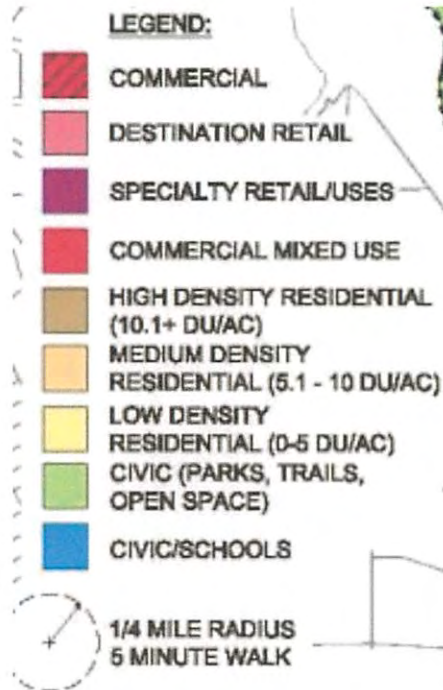
Reents/Hofstad Comprehensive Plan Amendment

Badger Mountain South Subarea Plan

Existing Land Use Plan

10a. Current Land Use Map Designation

Slide 1

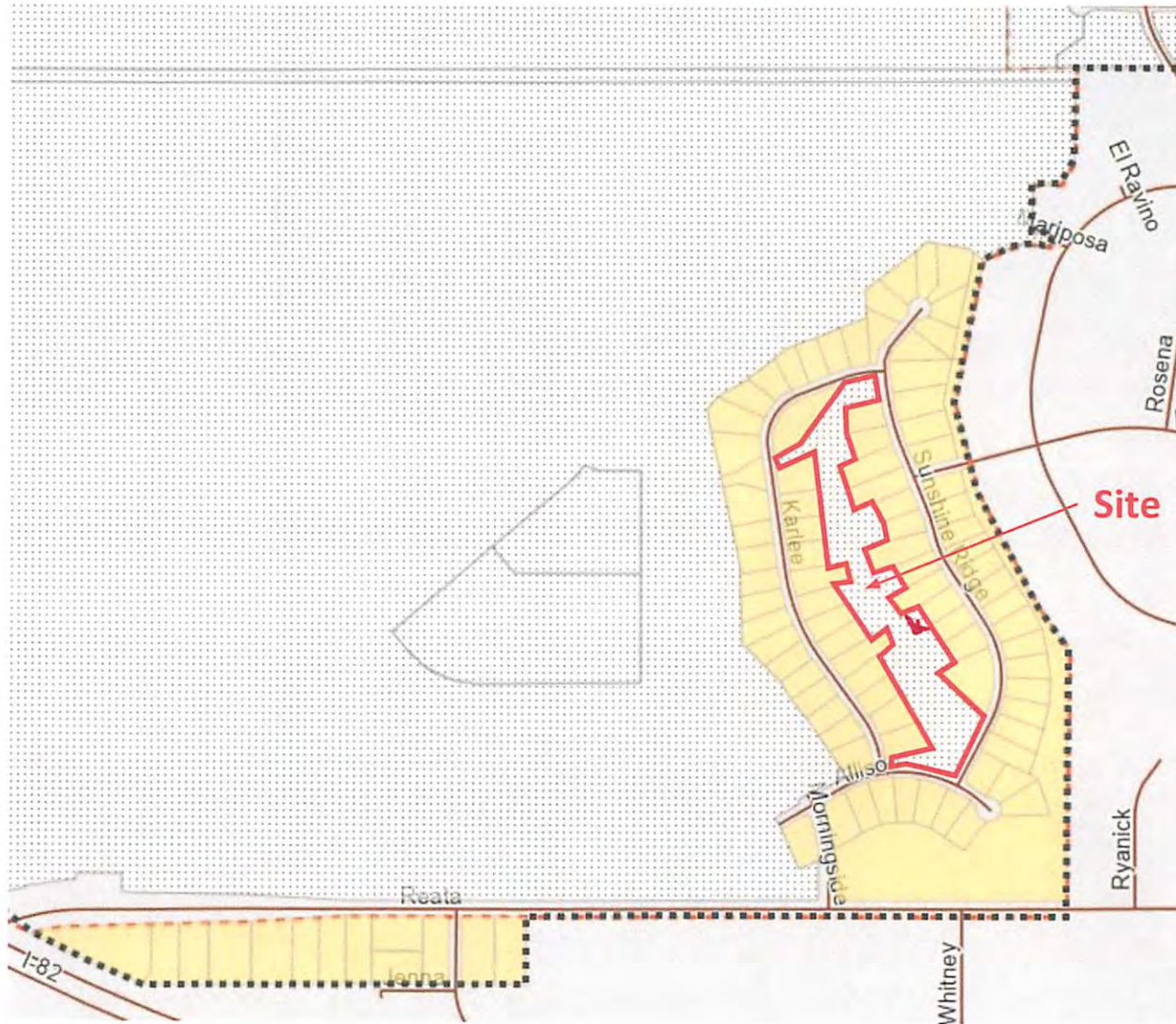


10a. Current Land Use Designation Slide 2

Reents/Hofstad Comprehensive Plan Amendment City Comprehensive Plan Existing Land Use Plan

Parcel Land Use Type

-  AGR - Agriculture
-  BC - Business Commerce
-  BMS - Badger Mountain South
-  BRP - Business Research Park
-  CBD - Central Business District
-  COM - Commercial
-  CR - Commercial Recreation
-  DOS - Developed Open Space
-  GCOM - General Commercial
-  HDR - High Density Residential
-  IND - Industrial
-  LDR - Low Density Residential
-  MDR - MDR - Medium Density Residential
-  NOS - Natural Open Space
-  PBF - Public Facility
-  RES-OFF - Multifamily Residential Office
-  RR - Retail Regional
-  UBR - Urban Reserve
-  URD - Urban Recreation District
-  WTF - Waterfront

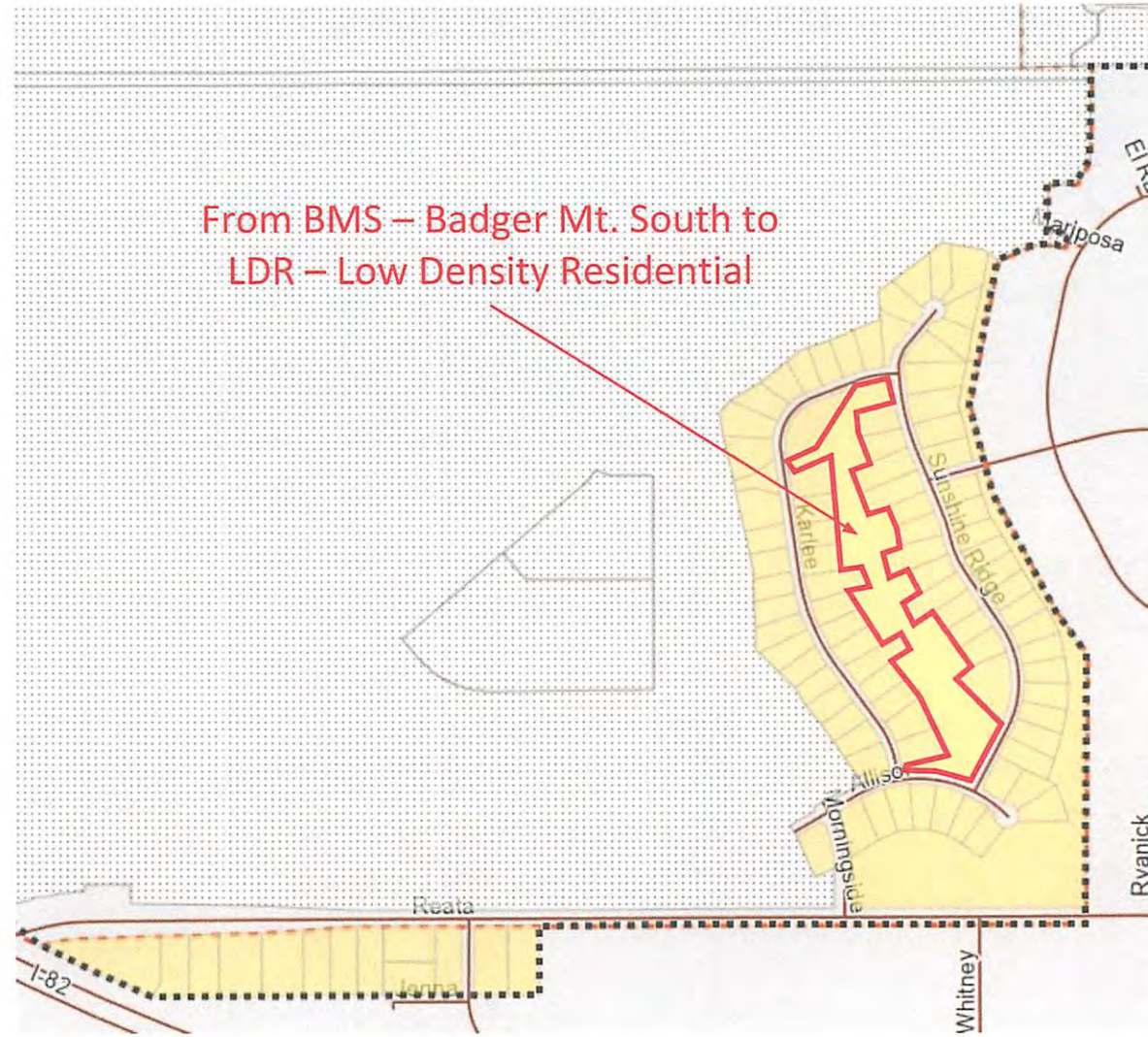


10b. Requested Land Use Map Designation

Reents/Hofstad Comprehensive Plan Amendment Proposed Land Use Designation

Parcel Land Use Type

-  AGR - Agriculture
-  BC - Business Commerce
-  BMS - Badger Mountain South
-  BRP - Business Research Park
-  CBD - Central Business District
-  COM - Commercial
-  CR - Commercial Recreation
-  DOS - Developed Open Space
-  GCOM - General Commercial
-  HDR - High Density Residential
-  IND - Industrial
-  LDR - Low Density Residential
-  MDR - MDR - Medium Density Residential
-  NOS - Natural Open Space
-  PBF - Public Facility
-  RES-OFF - Multifamily Residential Office
-  RR - Retail Regional
-  UBR - Urban Reserve
-  URD - Urban Recreation District
-  WTF - Waterfront



Reents/Hofstad Comprehensive Plan Amendment

Tract C of the Final Plat of Reata
Ridge, Phase 1A of Badger
Mountain Golf and Country Club –
a Planned Development



10d. Vicinity Map

Slide 1 – Land Use/Roads

Notes:

- All lots within the plat of Reata Ridge have been developed with single family residences.
- Properties to the east of the plat of Reata Ridge are located in unincorporated Benton County and also consist of single family residences.
- Land to the west and north of Reata Ridge is currently in agricultural production and will be converted into urban uses as the Badger Mountain South plan is implemented.
- Roads within the plat of Reata Ridge and East Reata Road are classified as local streets.
- The City of Richland critical areas maps do not identify any critical areas that may exist on site.

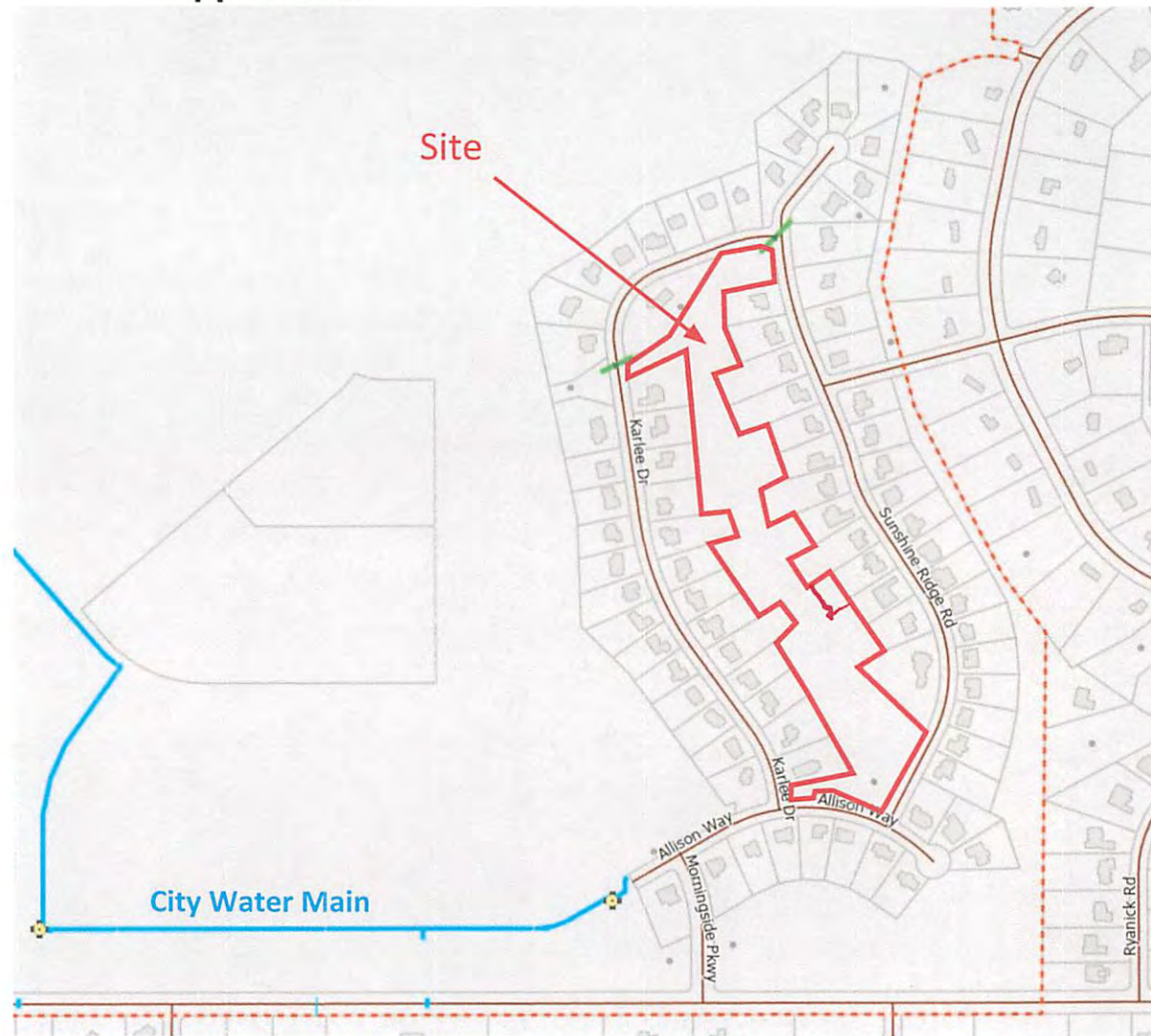


Reents/Hofstad Comprehensive Plan Application

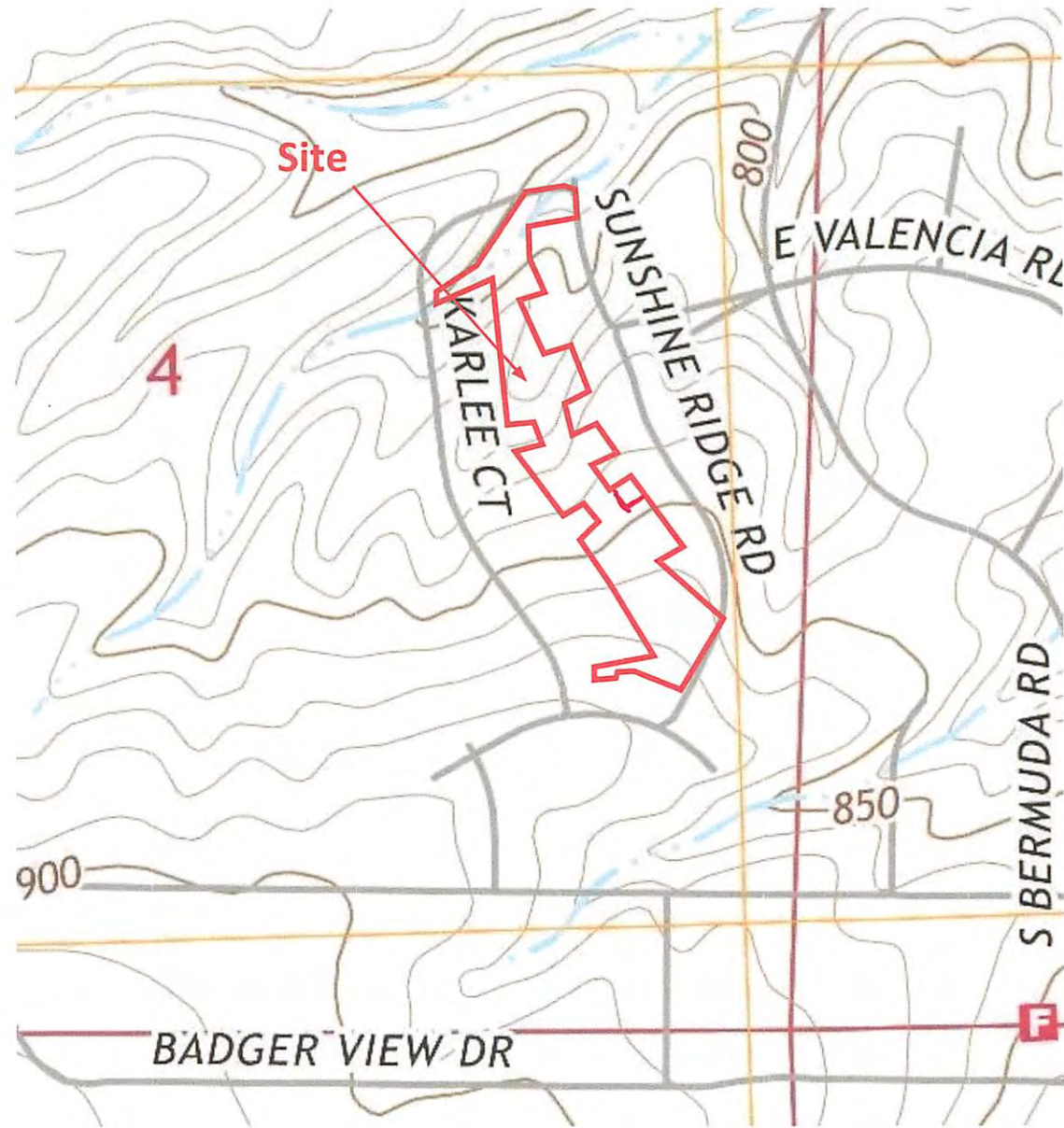
10d. Vicinity Map Slide 2 - Utilities

Notes:

- City water serves the plat of Reata Ridge. Individual lots are served by Badger Mountain Irrigation Dist.
- Residences within Reata Ridge are served by individual septic tank systems, not public sewer.
- Power is provided by Benton County PUD, not City of Richland.
- Irrigation water is provided by the Badger Mountain Irrigation District.



10e. Topographical Map
Slide 1



10e. Elevation Map
Slide 2

Reents/Hofstad Comprehensive Plan Amendment



Ground Elevation

AVG Elevation
837.09 ft

AVG Negative Slope
3.98 °

AVG Positive Slope
3.4 °

Elevation Gain
99.4 ft

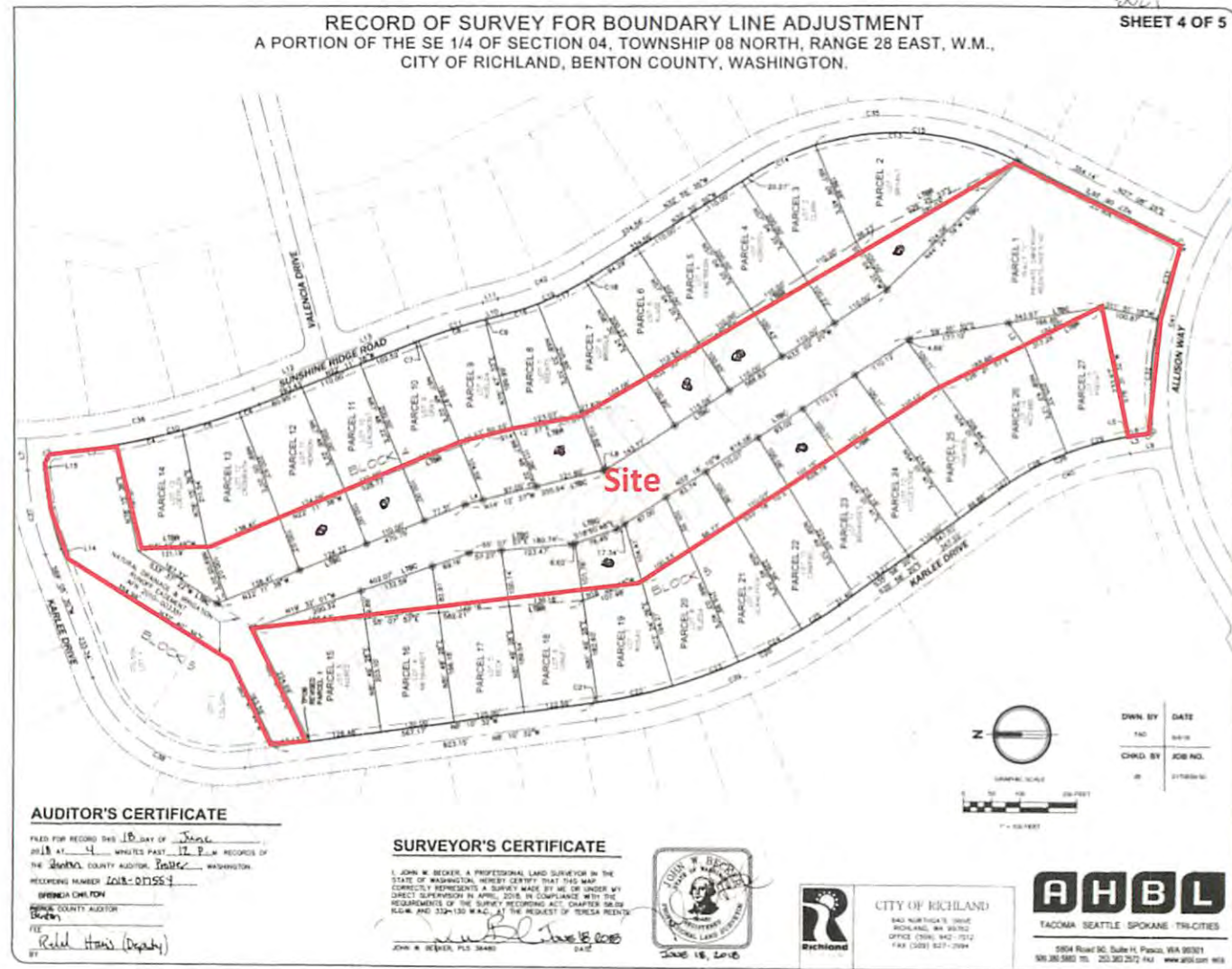
Reents/Hofstad Comprehensive Plan Amendment

10g. Proposed Development

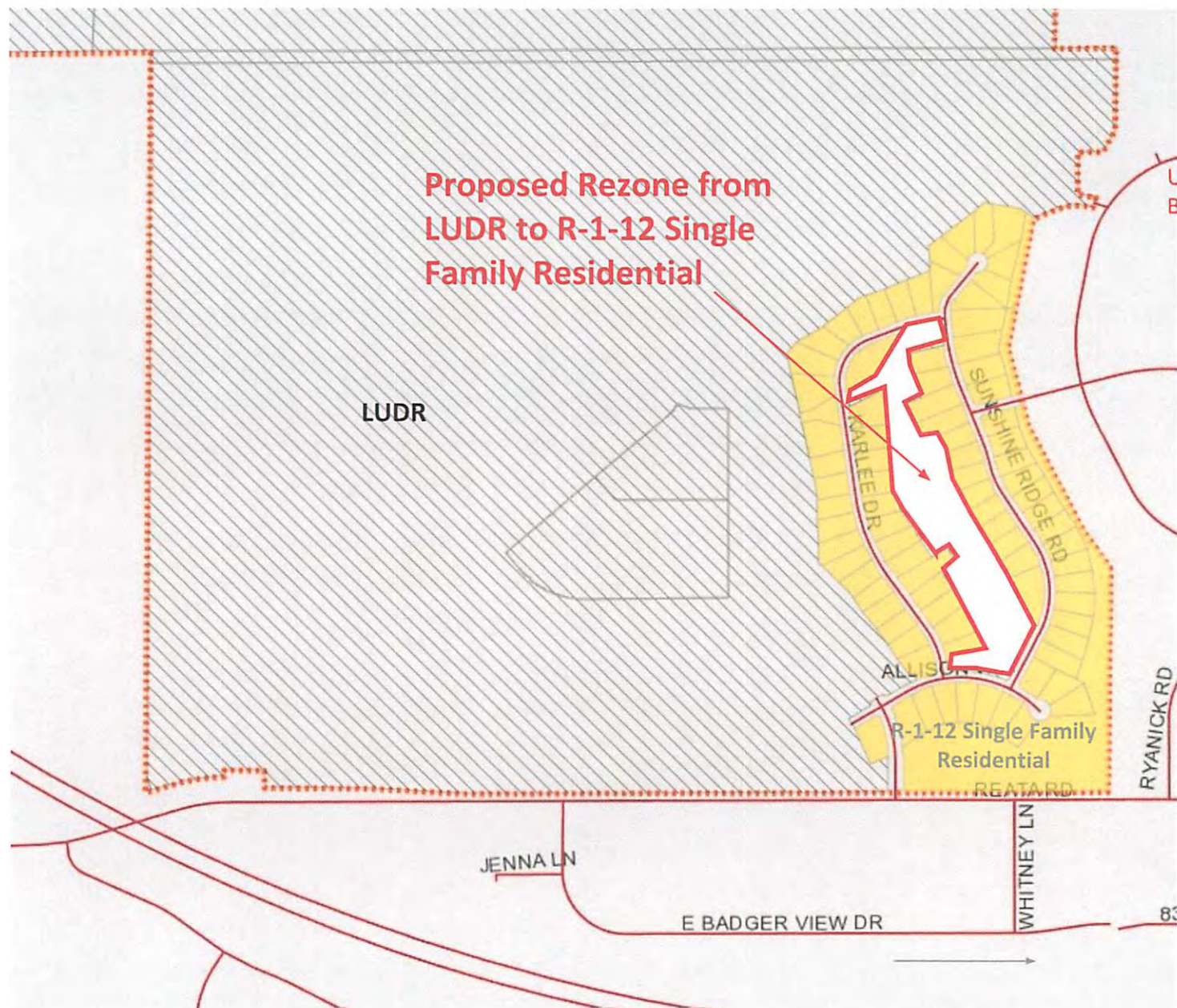
Note:

- Proposed development to consist of series of boundary line adjustments, enabling adjacent lot owners to expand the size of their back yards.
- A central corridor would remain available for future installation of a walking path.
- No improvements to streets, storm drainage, systems, water supply, sanitary sewer are proposed.
- No changes to traffic or circulation patterns are proposed.

• parts already sold



10h. Proposed Rezoning





*Copy of Application submitted 2021
for Rezone

Zoning Map Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Henson, Corkill

Address: various - see attached supplemental sheet page 1

Phone:

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Teresa Reents & Ken Hofstad

UBI#:

Contact: Teresa Reents

Address: 2853 Sunshine Ridge Rd, Richland WA 99352

Phone: 509-521-1055

Email: teresarealty@gmail.com

DESCRIPTION OF WORK

The proposal calls for the conversion of an approximately 12.9-acre tract of land from an open space designation under the Badger Mountain South Master Plan Land Use and Development Regulations (LUDR), removing it from the provisions of the LUDR and changing the zoning to R1-12 Single Family Residential. A separate application to remove the property from the LUDR is being submitted to the City.

PROPERTY INFORMATION

Parcel #: 8 parcels: 10488403000-9000; -5007; -5011; -4001; -4005; -4007; -4010; -4011

Legal Description: Tract C of the Plat of Reata Ridge; a portion of E1/2 of Sec 4, T8N, R28E, WM, Benton County WA

Current Zoning: LUDR

Current Comp Plan: Badger Mtn South

Requested Zoning: R1-12

Current Use: open space

Proposed Use: Expansion of Residential Lots

Area of Property: 12.9 acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any hardship that may result in the event the rezone is not granted:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

Identify impacts on the environment and public safety:

See attached Supplemental Sheet for Tract C of the Plat of Reata Ridge, January 2021.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Reents, Hofstad, Rosas, Benavides, Bryant, Kluse, Leaumont, Henson, Corkill

Applicant Signature: See attached supplemental pages 5 & 6 for Multiple Owner Signatures Date January, 2021

SUPPLEMENTAL SHEET
REENTS/HOFSTAD ET AL. ZONING MAP AMENDMENT APPLICATION
FOR TRACT C OF THE PLAT OF REATA RIDGE
January 2021

INTENT

The property owners petition to have a 12.9-acre open space tract (Tract C of the Plat of Reata Ridge) removed from the provisions of the Badger Mountain South Land Use and Development Regulations (LUDR) and to place R1-12 zoning on the property, which is the same zoning as all the surrounding properties. A series of boundary adjustments would then be completed to enlarge the back yards of the adjacent lots (refer to Figure 1.) A narrow strip of property running along the center of the tract would be retained to provide for an informal walking path for the benefit of the Reata Ridge residents.

The proposed rezone acknowledges that retaining the site as open space does not and would not benefit the residents of Badger Mountain South. It provides for property owners to increase their lot sizes and still retain a smaller open space tract that can be developed with a private walking trail for the benefit of the Reata Ridge residents. This makes sense for both the residents of the Reata Ridge plat and for the development of Badger Mountain South.

OWNERSHIP

Reents and Hofstad purchased Tract C and subsequently transferred ownership of portions of Tract C to adjacent residential lot owners (refer to Figure 2) as follows:

Owner Name	Parcel ID #	Mailing Address	Acreage*
Ken Hofstad & Teresa Reents	104884030009000	2853 Sunshine Ridge Rd Richland, WA 99352	10.74
Teresa Reents	104884030004007	2853 Sunshine Ridge Rd Richland, WA 99352	0.56
Jeremy & Yesica Rosas	104884030005007	2894 Karlee Drive Richland, WA 99352	0.23
Nicholas Benavides	104884030005011	2950 Karlee Drive Richland, WA 99352	0.23
David & Elizabeth Bryant	104884030004001	2931 Sunshine Ridge Rd Richland, WA 99352	0.36
Blake & Brittney Kluse	104884030004005	2877 Sunshine Ridge Rd. Richland, WA 99352	0.25
Jeffrey & Renee Leaumont	104884030004010	2831 Sunshine Ridge Rd. Richland, WA 99352	0.25
Tony Henson & Kelli Corkill	104884030004011	2829 Sunshine Ridge Rd. Richland, WA 99352	0.29
*Acreage reported consists only of lands included in the open space Tract C, not the adjoining residential lot.			

DESCRIPTION OF WORK

The proposal calls for the conversion of an approximately 12.9-acre tract of land from an open space designation under the Badger Mountain South Master Plan Land Use and Development Regulations

(LUDR), removing it from the provisions of the LUDR and changing the zoning to R1-12 Single Family Residential. A separate application to remove the property from the LUDR is being submitted to the City.

THE UNIQUE CHARACTERISTICS, IF ANY, OF THE PROPERTY OR CIRCUMSTANCES OF THE OWNER

To adequately describe the unique characteristics of this property, some understanding of its history is required.

The site was included as a part of the Badger Mountain South Planned Development project approved by Benton County in the early 2000's, several years prior to its annexation into the City of Richland. The project had been initiated years earlier but languished until environmental review and design alterations were completed. The version of the plan approved by the County was for a golf course with single family homes and some multi-family units abutting the golf course fairways. In fact, Tract C was originally intended as a golf hole surrounded by a single-family residential subdivision (the plat of Reata Ridge). Developer NorAm Investment, Inc. abandoned their plans for the golf course and pursued a different development plan with the City of Richland now known as the Badger Mountain South Master Planned Community. NorAm Investments, Inc. completed an annexation of approximately 1,600 acres into the City, including both the plat of Reata Ridge and the subject open space Tract C. Final approval of the plat of Reata Ridge was granted by Benton County months before the annexation took place, creating the open space Tract C and the 77 lots within the plat that have been subsequently developed with single family homes (refer to Figure 3).

Following annexation, NorAm Investments, Inc. worked with the City to develop the Badger Mountain South Subarea Plan, which was implemented by the Land Use and Development Regulation (LUDR), a separate code that superseded standard zoning regulations for the lands included within Badger Mountain South. Since the lots within the Reata Ridge plat had mostly been developed, they were excluded from the provisions of the LUDR. However, as NorAm Investment had retained ownership of the subject open space Tract C, it was included in the LUDR and designated as open space.

NorAm Investments later sold Tract C to Teresa Reents and Ken Hofstad, who intended to allow the adjacent lot owners within the Reata Ridge to adjust their lot boundaries and increase the size of their back yards while still retaining a smaller open space tract within the center portion of the parcel. However, lot owners who purchased the additional square footage to add onto their lots have been unable to obtain building permits for fencing, backyard pools or sheds as the LUDR regulations in place on the open space do not provide for such improvements.

The outcome of these actions has resulted in the private ownership of an open space Tract C that cannot be put to beneficial use by the owners. Nor can it be developed with open space amenities. While included within the Badger Mountain South LUDR, there are no plans for trails, parks or other improvements specified for this property. (Refer to Figure 4.) Also, there is not a Reata Ridge homeowners association in place that could take on the responsibility for development and maintenance of park facilities on this land.

ANY HARDSHIP THAT MAY RESULT IN THE EVENT THE REZONE IS NOT GRANTED

If the zone change request is denied, the property will remain in private ownership but without any use. Neither NorAm Investments (the original property owner) nor the City have expressed any interest in developing park facilities within this open space Tract C. The residents of Reata Ridge lack a

homeowner's association that could possibly develop and maintain private park facilities. Prior to its current open space designation, the land was farmed and then later graded for future golf course construction. The result of these prior disturbances is that no native vegetation or animal habitat exists that is worthy of preservation. Neither are there any natural features such as wetlands or vistas present to preserve. The result of all these factors is that Tract C has been created which has no appropriate use and does not satisfy public needs for park facilities or natural land preservation goals. In fact, the current open space designation prevents the property owners from making improvements on the property such as fencing, sheds, pools or similar facilities that are typically associated with residential back yards.

THE MANNER IN WHICH THE PROPOSED REZONE CONFORMS TO PATTERNS IN ADJACENT ZONES

The proposed rezone would place R1-12 Single Family Residential zoning on the site, which is the same zoning that exists within the Reata Ridge plat that surrounds the open space Tract C. (See Figure 5.)

BENEFICIAL OR ADVERSE EFFECTS THE GRANTING OR DENIAL OF THE REZONE WOULD HAVE ON ADJACENT OR SURROUNDING ZONES

The beneficial effects of the rezone to the adjacent lots are clear. The adjacent lot owners would be able to purchase additional square footage to increase the size of their backyards and would be able to utilize the space as allowed under R1-12 zoning regulations, with landscaping, fencing, sheds, pools and similar structures. A smaller parcel of land located within the center portion of the existing open space Tract C would still be available for use by the adjacent residents. There would be no known adverse effects to surrounding or nearby properties that would result from the granting of the rezone request.

The adverse effects of denial of the rezone would leave the property owners with open space regulations that prevent them from making use of their properties. Further denial of the rezone would provide no benefit to the surrounding or nearby properties.

ANY BENEFICIAL OR ADVERSE EFFECTS THE GRANTING OR DENIAL OF THE REZONE WOULD HAVE IN RELATION TO THE OVERALL PURPOSE AND INTENT OF THE COMPREHENSIVE PLAN AND THIS TITLE

The Badger Mountain South Sub Area Plan calls for generous amounts of open space for the purpose of parks and trails to be developed throughout the planning area. In fact, the purpose statement of the LUDR (Section 1B1.h) reads as follows: "*Conserve areas for parks, trails and open spaces by establishing a connected open space network.*" Section 5H of the LUDR provides such a plan for a trail layout to serve the Badger Mountain South area. (Refer to Figure 4.) However, the plan does not include any trail connection to the subject site. In fact, the open space Tract C is far removed from any trails or other public facilities called for in the Badger Mountain Sub Area plan. The isolation of the open space Tract C from the residents of Badger Mountain South renders the tract undesirable as an open space amenity. Therefore, the denial of the rezone would have no beneficial effect on the overall purpose and intent of the comprehensive plan.

The rezone would serve the overall purpose of the plan in that it would align the zoning of open space Tract C with all the surrounding properties within the Reata Ridge plat.

THE BENEFITS OR DETRIMENTS ACCRUING TO THE CITY WHICH WOULD RESULT FROM THE GRANTING OR DENIAL OF THIS SPECIAL PERMIT

In some locations throughout the City there are common open space tracts within subdivisions that are under the ownership of homeowner's associations. At times, some of these properties are not maintained and can become repositories of refuse and/or noxious weeds which can create fire hazards. Taxes on properties that no entity takes responsibility for are sometimes left unpaid. While this is *not* currently the case with Tract C, retaining a large undeveloped property with no beneficial uses allowed to the adjacent owners could result in a lack of maintenance to the detriment of both the neighborhood and the City.

Conversely, approval of the rezone would allow the property owners to expand their back yards, adding improvements that would increase both their enjoyment of the property and the City's tax base.

WHETHER THE PROPOSED REZONE REPRESENTS A BETTER USE OF THE LAND FROM THE STANDPOINT OF THE COMPREHENSIVE PLAN THAN THE ORIGINAL ZONE

The plat of Reata Ridge is designated as Low Density Residential under the Badger Mountain South Sub Area Plan. The proposed rezone of Tract C would be entirely consistent with this land use designation and would serve to enhance the existing lots by allowing property owners to increase their existing lot sizes. This action would increase the value of the properties located within the plat. If denied, the property owners surrounding Tract C are left with adjacent land that they can not use.

WHETHER THE PROPOSED REZONE REPRESENTS SPOT ZONING AND WHETHER A LARGER AREA SHOULD BE CONSIDERED

The proposed rezone would match the existing zoning that is present in all the properties adjacent to the open space Tract C. It would result in R1-12 Single Family Residential zoning throughout the entire plat of Reata Ridge and therefore could not be considered a spot zone.

IDENTIFY IMPACTS ON THE ENVIRONMENT AND PUBLIC SAFETY

The proposed rezone would not result in an increase in density within the plat of Reata Ridge. In fact, it would provide opportunity for existing homeowners to increase the size of their properties wherever their lots border the open space Tract C. The open space Tract C has been disturbed in the past through farming and grading for use as a golf course hole. As such, it does not contain any natural habitat, features or amenities worthy for preservation. Therefore, there are no impacts on the environment that would result from the proposed rezone.

In terms of public safety, converting much of the property into yards that will be maintained by the adjacent homeowners will improve the value of the properties without increasing the demand or cost of public services. In fact, the land incorporated into the adjacent lots will likely be improved with landscaping and other amenities typical of residential backyards. Doing so would reduce the potential hazard of wildfire that could occur on an untended open space tract.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agents(s) of the owners(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirement of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Name: **Ken Hofstad & Teresa Reents**

Applicant Signature:

Date:

Applicant Name: **Jeremy & Yesica Rosas**

Applicant Signature:

Date:

Applicant Name: **Nicholas Benavides**

Applicant Signature:

Date:

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

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Applicant Name: **David & Elizabeth Bryant**

Applicant Signature:

Date:

Applicant Name: **Blake & Brittney Kluse**

Applicant Signature:

Date:

Applicant Name: **Jeffrey & Renee Leaumont**

Applicant Signature:

Date:

Applicant Name: **Tony Henson & Kelli Corkill**

Applicant Signature:

Date:

FIGURE 1

Proposed Boundary
Line Adjustments
from Open Space
Tract into Adjacent
Residential Lots

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT A PORTION OF THE SE 1/4 OF SECTION 04, TOWNSHIP 08 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

SHEET 4 OF 5

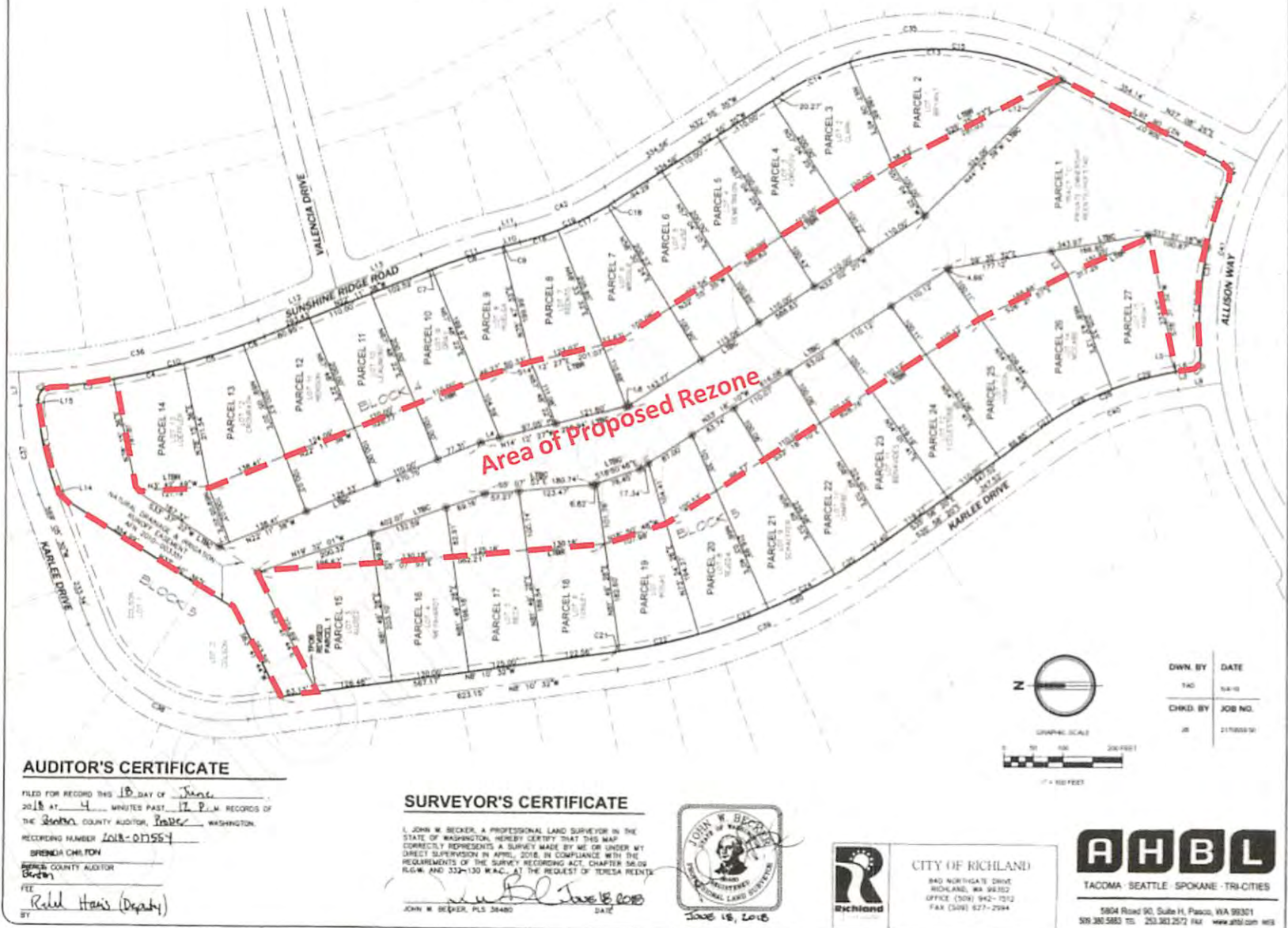


FIGURE 2
Ownership

Ownership of Tract C

1. Hofstad/Reents
2. Rosas
3. Benavides
4. Bryant
5. Kluse
6. Leaumont
7. Corkill



FIGURE 3
Final Plat of
Reata Ridge

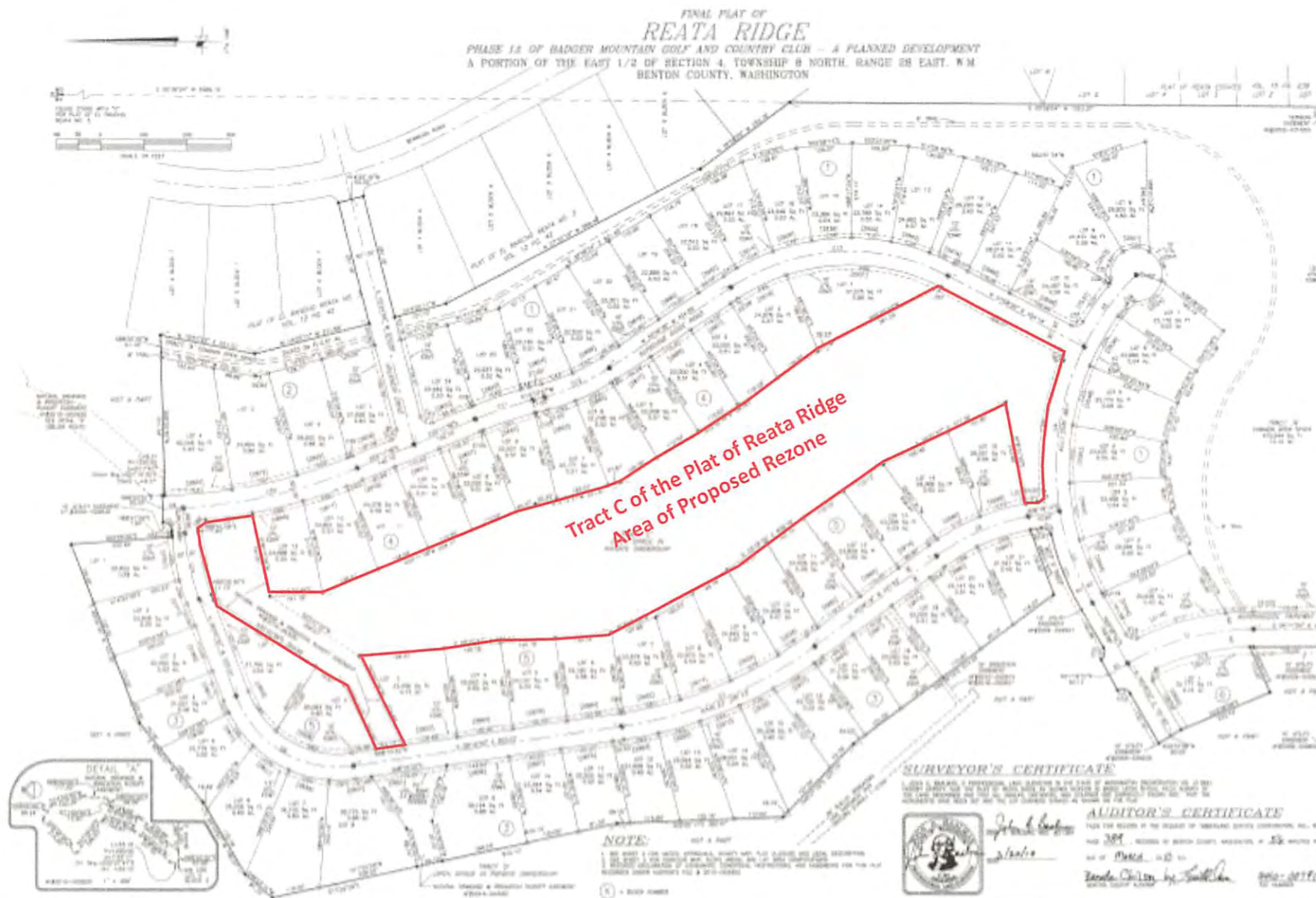


FIGURE 4:
Excerpt from
the Badger
Mountain
South LUDR

5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES

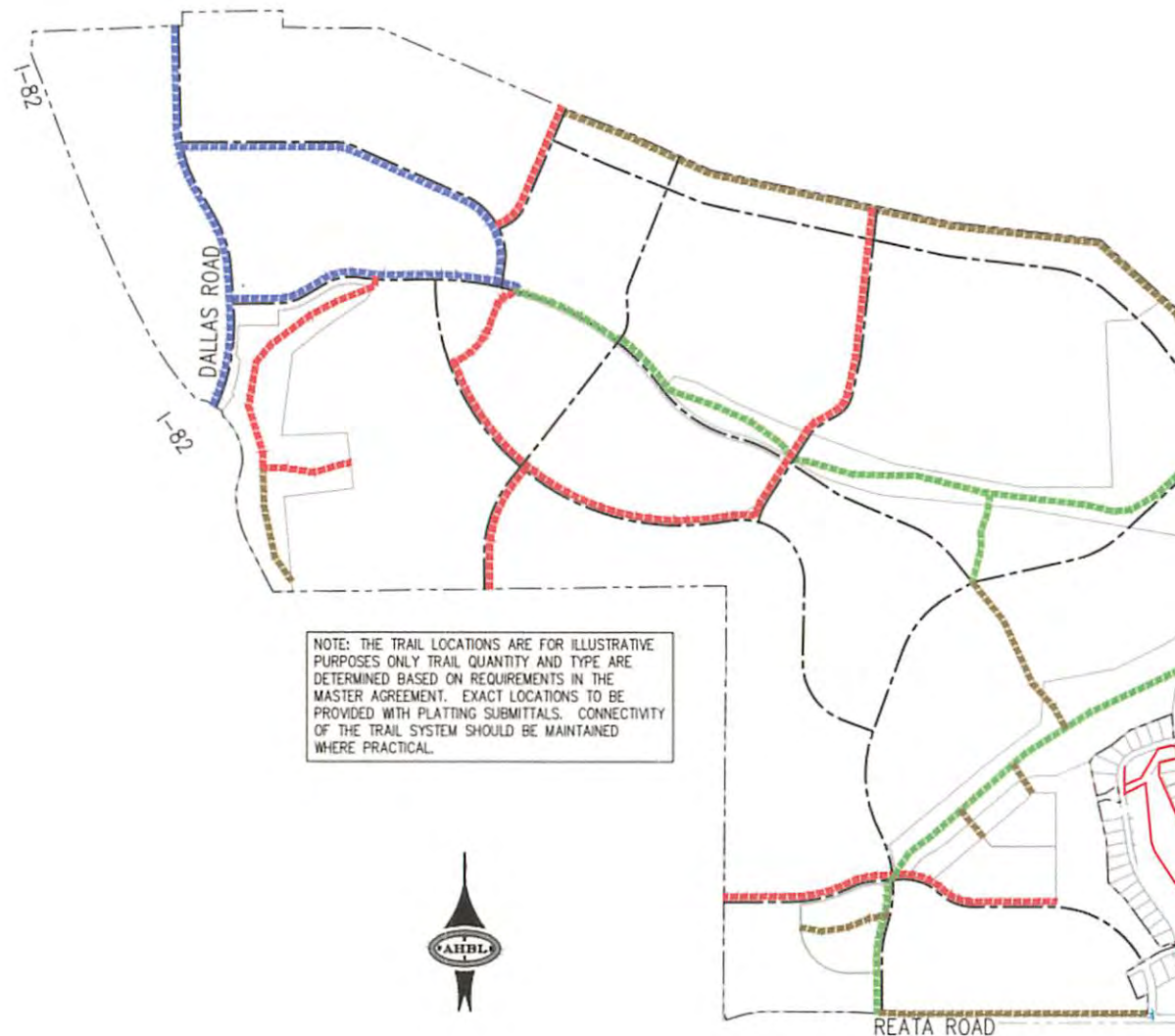
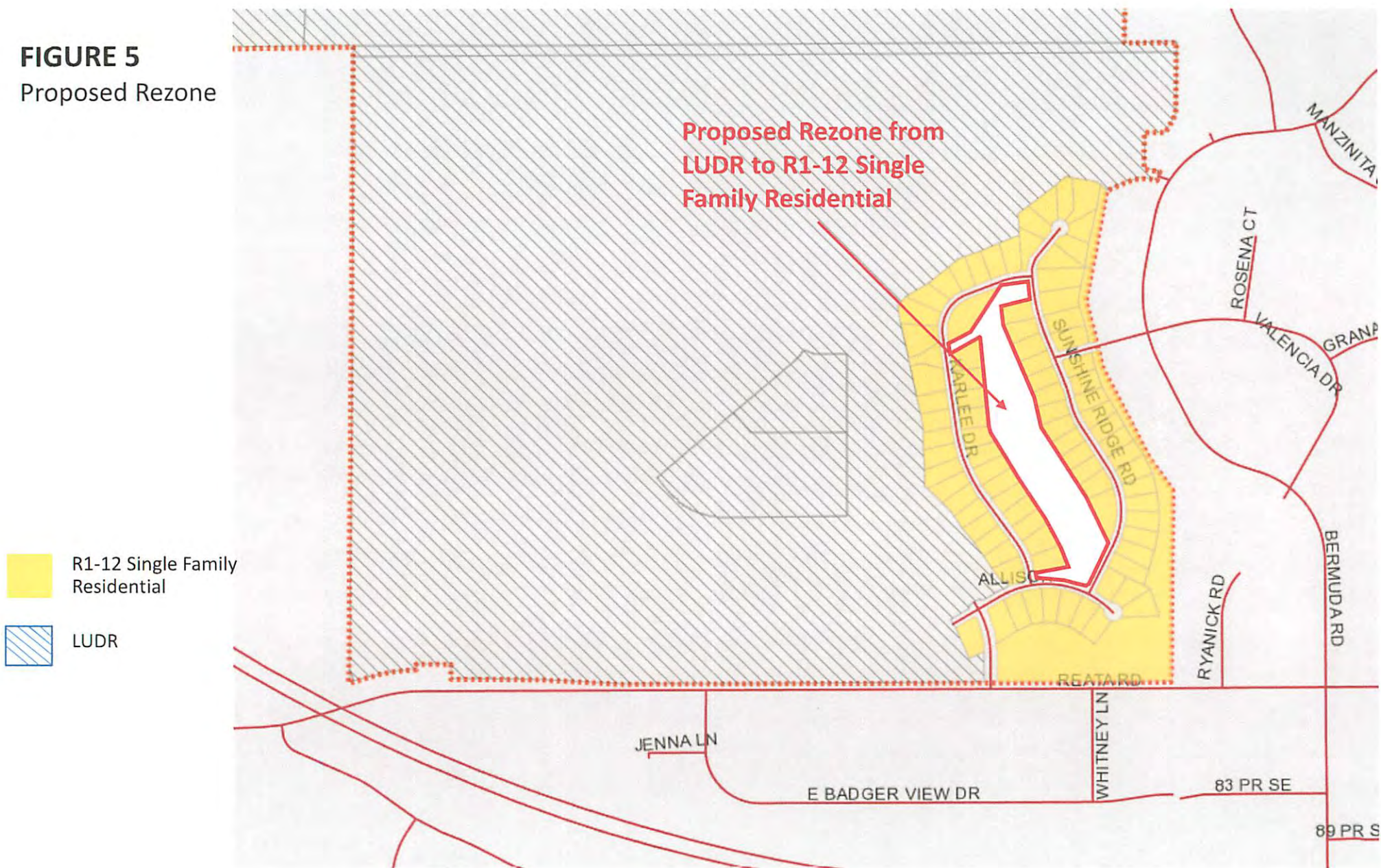


FIGURE 5
Proposed Rezone



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Comprehensive Plan and Rezone for Tract C of the Plat of Reata Ridge

2. Name of applicant:

Ken Hofstad and Teresa Reents

3. Address and phone number of applicant and contact person:

*2853 Sunshine Ridge Road,
Richland, WA 99352
509.521.1055*

4. Date checklist prepared:

February 22, 2022

5. Agency requesting checklist:

City of Richland Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Anticipating approval of the comprehensive plan and rezone applications by end of 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Boundary line adjustments transferring portions of Tract C into adjacent residential lots and the future construction of a walking path.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Applicant to remove Tract C from the provisions of the Badger Mountain South Land Use and Development Regulations is currently under review by the City.

10. List any government approvals or permits that will be needed for your proposal, if known.

Comprehensive Plan Amendment and rezone.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Change in the land use designation in the comprehensive plan from open space to Low Density Residential and corresponding change in zoning from Civic to R-1-12 Low Density Residential on a 12.9 acre parcel. Intent is to provide for adjacent residential lot owners to expand their lots through a series of boundary line adjustments

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Tract C of the Plat of Reata Ridge. Site is located east of Karlee Drive and west of Sunshine Ridge Road.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

Less than 10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Silt

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

None proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Future walking path is the only impervious surface proposed and would be no more than 4% of the area contained on the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Compliance with existing dust and erosion control regulations.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None are needed.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Not applicable.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No discharges would be generated by the proposal.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Not applicable

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
No runoff anticipated over existing conditions.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None are needed

4. **Plants**

a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

x grass

___pasture

___crop or grain

___Orchards, vineyards or other permanent crops.

___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

X other types of vegetation: **sagebrush, cheatgrass**

b. What kind and amount of vegetation will be removed or altered?

Only vegetation removal would be to accommodate walking path. Additionally as homeowners expand their backyards, existing vegetation would be removed for residential landscaping.

c. List threatened and endangered species known to be on or near the site.

None known to exist on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed

e. List all noxious weeds and invasive species known to be on or near the site.

None known to exist on site.

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other: **small rodents, coyotes**

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known to exist on site.

c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:

None proposed

e. List any invasive animal species known to be on or near the site.

None known to exist on site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not applicable

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

None proposed.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1) Describe any known or possible contamination at the site from present or past uses.

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:
None are proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise typically associated with single family residences.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Proposal would not result in increased noise levels.

- 3) Proposed measures to reduce or control noise impacts, if any:

None are proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is undeveloped. Adjacent properties on all sides of the site are developed with single family homes.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site and all of the Reata Ridge plat were formerly used as agricultural lands, though none of the land was designated as agricultural land of long term commercial significance.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

There are no structures on site

- d. Will any structures be demolished? If so, what?

Not applicable

- e. What is the current zoning classification of the site?

The site is designated as "Civic Space" under the Badger Mountain South Land Use & Development Regulations. It is assessed as undeveloped land and is fully taxed, not taxed as open space.

f. What is the current comprehensive plan designation of the site?

Open space under the Badger Mountain South Subarea Plan.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

No one would work or reside on the site.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are needed

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

None are needed

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None are needed

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed

b. What views in the immediate vicinity would be altered or obstructed?

As no structures are proposed, no views would be altered.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

None are proposed

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

Lights from adjacent residential lots

- d. Proposed measures to reduce or control light and glare impacts, if any:

None are needed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses would be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed walking path would provide Reata Ridge residents with a safe place to walk.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to exist on site. Site was previously disturbed with former agricultural use and mass grading of the site was completed when the site was planned to be converted into a golf course. Given the previous disturbance of the site and the fact that no additional disturbance of the site is proposed, except for a walking path, no professional studies were undertaken.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If cultural resources are discovered during the installation of a walking path, work on the project shall be stopped and the City of Richland would be notified within 24 hours of discovery.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site contains frontage along Karlee Drive, Sunshine Ridge Road and Allison Way.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

None

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None are needed

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Full range of utilities serving adjacent residential homes is present in the vicinity.

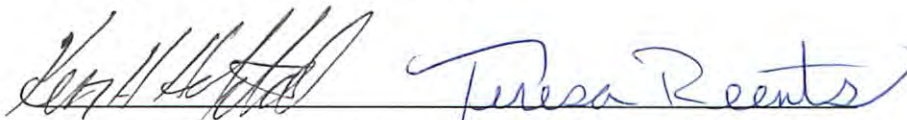
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are needed, except as lot owners expand the size of their lots, they may desire to irrigate additional area. In order to do so, approval from the Badger Mountain Irrigation District will be required.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee Ken Hofstad & Teresa Reents

Position and Agency/Organization Applicants (owners)

Date Submitted: February 23, 2022

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal does not involve the construction of structures, storage of toxic or non-toxic substances, discharges to water or production of noise.

Proposed measures to avoid or reduce such increases are:

None are needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposal would have minimal impacts to plants or animals and no impact to fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None are proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposal would not deplete energy resources and would not impact natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None are proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The site is not located within an identified environmentally sensitive area or critical area is not in or near a park, a wilderness, a river, a floodplain or a threatened or endangered species habitat. There are no known cultural or historic sites and the site is not been designated as prime farmland.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The site is far removed from any shoreline area. It would not result in additional development and so would result in minimal land use impacts.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal would not increase transportation demands or demands for public services and utilities. A possible exception is that adjacent lot owners increasing the size of their parcels may desire to increase the amount of their lot that is irrigated.

Proposed measures to reduce or respond to such demand(s) are:

Land owners wishing to increase their irrigation usage would have to gain approval from the Badger Mountain Irrigation District.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts exist.

EXHIBIT 8



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

November 21, 2022

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: Review Comments for City of Richland 2022 Comprehensive Plan & Development Regulations Update

Dear Mr. Stevens:

The Kennewick Irrigation District has received your Comprehensive Plan Amendment Docket and Associated Rezones. KID provides the following comments regarding file number CPA2022-103 & Z2022-102 submitted by Hayden Homes, LLC – Clearwater Creek.

1. Irrigation water is available for this Development.
 - a. A crossing of the Amon Wasteway and improvements to existing KID pump facilities may be required to provide irrigation service to this Development.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Tissell".

Daniel Tissell, P.E.
Assistant Engineering Manger

cc: LB\correspondence\File 1-8-28
Applicant via mail – Brian Thoreson, Hayden Homes, LLC., 2464 SW Glacier PL. Ste. 110, Redmond, OR 97756



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 3/4/2025

Agenda Category: Ordinances - Second Reading & Passage

Strategic Priority 3 - Focused Development

Subject:

Ordinance No. 2025-05, Amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to Conform to the Updated 2017 Comprehensive Plan

Department/Office
Development Services

Ordinance/Resolution Number:
2025-05

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 2025-05, amending Richland Municipal Code Title 23: Zoning Regulations and the City's Official Zoning Map to conform to the updated 2017 Comprehensive Plan.

Summary:

In coordination with the 2022 Comprehensive Plan updates (considered under Ordinance No. 2025-04 on this same agenda), the City is obligated to implement changes to its development regulations as part of the annual update process. Accordingly, Ordinance No. 2025-05 considers two (2) applications to amend the City's Official Zoning Map consistent with the 2022 updates to the Comprehensive Plan Land Use Map.

Pursuant to RCM 19.20.010, amendments to the Official Zoning Map are Type IV permit applications that require open-record public hearings by the Planning Commission and City Council. The Planning Commission held an open-record public hearing on December 14, 2022, after which it recommended approval of both proposed amendments to City Council. City Council also held an open-record public hearing on February 4, 2025 prior to deliberation on this item.

The Planning Commission material generated in connection with the 2022 Comprehensive Plan amendments process is applicable to both ordinances (2025-04 and 2025-05) and is viewable under the staff report for Ordinance No. 2025-04.

Staff recommends approval of Ordinance No. 2025-05.

Fiscal Impact: None.

Attachments:

I. Ordinance No. 2025-05

WHEN RECORDED RETURN TO:

Richland City Clerk's Office
625 Swift Boulevard, MS-07
Richland, WA 99352

ORDINANCE NO. 2025-05

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
AMENDING RICHLAND MUNICIPAL CODE TITLE 23: ZONING
REGULATIONS AND THE OFFICIAL ZONING MAP OF THE
CITY OF RICHLAND TO CHANGE ZONING ON CERTAIN
PARCELS OR PORTIONS OF PARCELS TO CONFORM TO THE
UPDATED COMPREHENSIVE PLAN OF THE CITY OF
RICHLAND.**

WHEREAS, this area-wide rezone includes reclassifying all, or portions of, parcels as indicated in Section 1 herein and depicted in the attached **Exhibit A**; and

WHEREAS, on April 26, 2022, Richland City Council held a workshop to review the proposed 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, on May 17, 2022, Richland City Council passed Resolution No. 2022-74, authorizing the 2022 Comprehensive Plan Policies, Maps and Zoning Code Amendments Docket; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing on December 14, 2022 to accept testimony from anyone wishing to speak for or against the proposed changes to the Richland Comprehensive Plan or existing development regulations; and

WHEREAS, at the conclusion of the December 14, 2022 Planning Commission public hearing, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council, and directing that findings be prepared to exclude File No.

CPA2022-102 (City View – COR Economic Development Division) from a favorable recommendation for approval by the Planning Commission; and

WHEREAS, on January 25, 2023, the Richland Planning Commission adopted Findings of Fact and Conclusions of Law recommending City Council approval of three (3) of the four (4) proposed amendments as evidenced in the Planning Commission’s meeting minutes; and

WHEREAS, the Richland Planning Commission did not recommend approval of CPA2022-102 (City View – COR Economic Development Division); and

WHEREAS, on February 4, 2025, Richland City Council held a duly advertised public hearing to consider the proposed amendments and the recommendation of the Planning Commission. All testimony from anyone wishing to speak for or against the changes was accepted, after which Council deliberated on the proposed changes; and

WHEREAS, Richland City Council reviewed the application materials, staff report, and comments concerning the proposed rezoning action; and

WHEREAS, concurrent with this Ordinance No. 2025-05, Richland City Council approved Ordinance No. 2025-04 to amend the City of Richland Comprehensive Plan to change the land use designations for two (2) sites that were recommended for zoning map change approval by the Planning Commission; and

WHEREAS, Richland City Council finds the proposed amendments to be in compliance with the Comprehensive Plan of the City of Richland as amended by Ordinance No. 2025-04 and area-wide rezone criteria of the Richland Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Change in Zones. To implement the 2022 amendments to the Comprehensive Plan of the City of Richland as adopted by Ordinance No. 2025-04, the property listed below is rezoned as follows:

- Parcel No. 1018-810-3000-0009 (10.43 acres) is rezoned from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) (Hayden Homes application; **Exhibit A** – Pg. 1).
- Parcel No. 1048-840-3000-9000 and portions of Parcel Nos. 1048-840-3000-4011, 1048-840-3000-4010, 1048-840-3000-4007, 1048-840-3000-4005, 1048-840-3000-5007, 1048-840-3000-5008, 1048-840-3000-5011, 1048-840-3000-5013, 1048-840-3000-4001 and 1048-840-3000-5003 are rezoned from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12) (Theresa Reents application; **Exhibit A** – Pg. 2).

Section 2. Title 23 of the Richland Municipal Code and the Official Zoning Map of the City of Richland, as adopted by RMC 23.08.040, are hereby amended by amending Sectional Map Nos. 20 and 23, which are two (2) of a series of maps constituting said Official Zoning Map of the City of Richland, as shown on the attached **Exhibit A** and bearing the number and date of passage of this Ordinance, and by reference made a part of this Ordinance and of the Official Zoning Map of the City of Richland.

Section 3. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this Ordinance and the attached amended Sectional Map Nos. 20 and 23 (**Exhibit A**), duly certified by the City Clerk as a true copy.

Section 4. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 6. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of March, 2025.

Theresa Richardson, Mayor

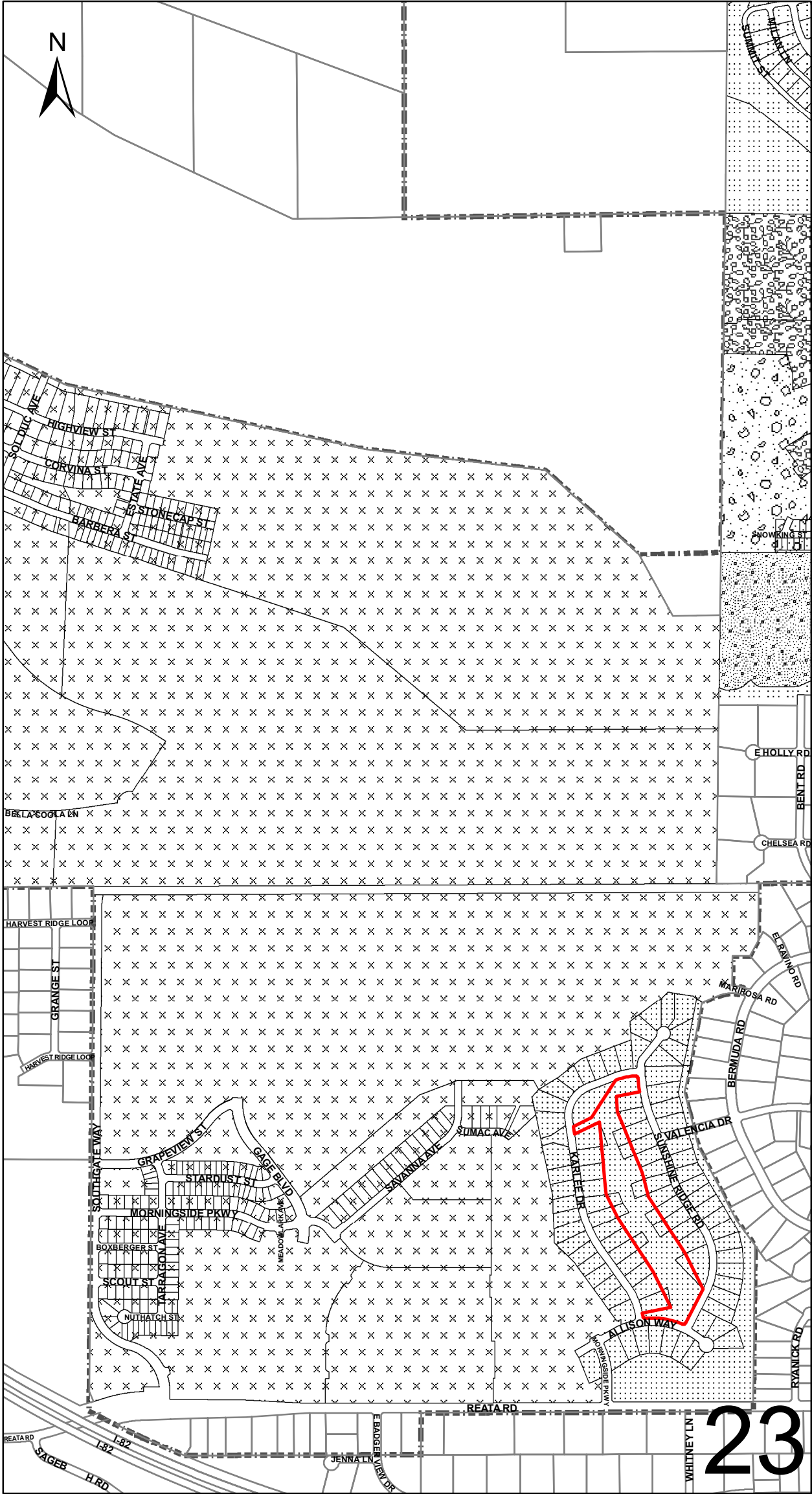
Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: February 4, 2025
Second Reading: March 4, 2025
Date Published: March 9, 2025





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 3/4/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 4 - Quality of Life

Subject:

Resolution No. 2025-19, Authorizing an Amended and Restated Southeast Regional Internet Crimes Against Children (SERICAC) Task Force Interlocal Agreement

Department/Office
Police

Ordinance/Resolution Number:
2025-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2025-19, authorizing the City Manager to sign and execute the Amended and Restated Southeast Regional Internet Crimes Against Children (SERICAC) Task Force Interlocal Agreement.

Summary:

The ICAC Task Force Program assists federal, state, and local law enforcement agencies in developing an effective response to cyber enticement and child pornography cases, to include investigative and forensic components, training and technical assistance, victim services, and community education. Due in large part to the technological aspects of these cases, the ICAC Task Force Program promotes a multi-jurisdictional, multi-agency, team approach to investigating and prosecuting ICAC cases. The ICAC Task Force Program's goals are to increase the investigation and prosecution of ICAC offenses, and to increase public awareness and prevention of ICAC offenses.

In 2017, Kennewick, Richland, Benton County and HIS-Seattle entered into an interlocal agreement to create a regional ICAC Task Force to investigate, prosecute and deter the possession, production, and distribution of child pornography and the utilization of the internet to seek children as sexual victims (see Richland Contract No. 132-17). The existing interlocal is now being amended and restated to allow Franklin County to join as a member agency of the Southeast Regional Internet Crimes Against Children (SERICAC) Task Force.

Staff recommends adoption of Resolution No. 2025-19.

Fiscal Impact: None.

Attachments:

1. Resolution No. 2025-19
2. Draft Amended and Restated SERICAC Interlocal Agreement

RESOLUTION NO. 2025-19

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AUTHORIZING AN AMENDED AND RESTATED INTERLOCAL AGREEMENT WITH THE CITIES OF RICHLAND AND KENNEWICK, THE COUNTIES OF BENTON AND FRANKLIN, AND THE DEPARTMENT OF HOMELAND SECURITY (DHS), IMMIGRATION AND CUSTOMS ENFORCEMENT, HOMELAND SECURITY INVESTIGATIONS SEATTLE (HSI-SEATTLE).

WHEREAS, the Interlocal Cooperation Act, Chapter 39.34 RCW, permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities, and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the Internet Crimes Against Children (ICAC) Task Force Program assists federal, state and local law enforcement agencies in developing an effective response to cyber enticement and child pornography cases, to include investigative and forensic components, training and technical assistance, victim services and community education; and

WHEREAS, the goals of the ICAC Task Force Program are to increase the investigation and prosecution of ICAC offenses, and to increase public awareness and prevention of ICAC offenses; and

WHEREAS, the national policy objectives for the ICAC Task Force Program are to: (1) increase the investigative capabilities, including the effectiveness and efficiency, of law enforcement officers in the detection, investigation of qualifying offenses and the apprehension of offenders; (2) increase the number of ICAC-qualifying (state and federal) offenses being prosecuted; (3) create a multi-agency task force response to ICAC offenses; (4) enhance the nationwide response to ICAC offenses; and (5) develop and deliver ICAC public awareness and prevention programs; and

WHEREAS, the primary purpose of the ICAC Task Force Program is to investigate, prosecute, and deter the possession, production, and distribution of child pornography and the utilization of the Internet to seek children as sexual victims; and

WHEREAS, in 2017, Kennewick, Richland, Benton County and HIS-Seattle entered into an interlocal agreement to create a regional ICAC Task Force to investigate, prosecute and deter the possession, production, and distribution of child pornography and the utilization of the internet to seek children as sexual victims; and

WHEREAS, Franklin County now desires to join the regional Southeast Regional Internet Crimes Against Children (SERICAC) Task Force, which requires amending the existing interlocal agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the Amended and Restated Southeast Regional Internet Crimes Against Children Task Force Interlocal Agreement to add Franklin County as a member agency.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of March, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Upon Recording, Return to:

Richland City Attorney
505 Swift Blvd. MS-07
Richland, WA 99352

**AMENDED AND RESTATED SOUTHEAST REGIONAL
INTERNET CRIMES AGAINST CHILDREN TASK FORCE (SERICAC)
INTERLOCAL AGREEMENT**

THIS INTERLOCAL COOPERATIVE AGREEMENT (hereinafter “Agreement”) is made and entered into by and between the Cities of RICHLAND and KENNEWICK, the Counties of BENTON and FRANKLIN, and the Department of HOMELAND SECURITY (DHS), Immigration and Customs Enforcement, Homeland Security Investigations Seattle (“HSI-Seattle”) (collectively, the “Parties”), and shall be effective on the date on which it was executed after adoption by the legislative authority of the last executing Party.

WHEREAS, Chapter 39.34, RCW (Interlocal Cooperation Act) permits local government units to make the most efficient use of their powers by enabling them to cooperate with other localities and thereby to provide services and facilities in a manner that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, The Washington Mutual Aid Peace Officer Powers Act of 1995, codified as RCW 10.93, is liberally construed to promote mutual aid and cooperative enforcement of the laws among general authority local, state, and federal agencies; and

WHEREAS, the Department of Justice (DOJ) and the Office of Juvenile Justice and Delinquency Prevention (OJJDP) have created the Internet Crimes Against Children (ICAC) Task Force Program, which is a national network of state and local law enforcement cybercrime units; and

WHEREAS, the ICAC Task Force Program assists federal, state and local law enforcement agencies in developing an effective response to cyber enticement and child pornography cases, to include investigative and forensic components, training and technical assistance, victim services and community education. Due in large part to the technological aspects of these cases, the ICAC Task Force Program promotes a multi-jurisdictional, multi-agency, team approach to investigating and prosecuting ICAC cases; and

WHEREAS, the ICAC Task Force Program’s goals are to increase the investigation and prosecution of ICAC offenses, and to increase public awareness and prevention of ICAC offenses; and

WHEREAS, the national policy objectives for the ICAC Task Force Program are: (1) increase the investigative capabilities, including the effectiveness and efficiency, of law enforcement officers in the detection, investigation of qualifying offenses and the apprehension of offenders; (2) increase the number of ICAC-qualifying (state and federal) offenses being prosecuted; (3) create a multi-agency task force response to ICAC offenses; (4) enhance the nationwide response to ICAC offenses; and (5) develop and deliver ICAC public awareness and prevention programs; and

WHEREAS, the primary purpose of the ICAC Task Force Program is to investigate, prosecute, and deter the possession, production, and distribution of child pornography and the utilization of the Internet to seek children as sexual victims; and

WHEREAS, creation of a regional ICAC Task Force comprised of local jurisdictions pooling resources and knowledge to investigate, prosecute and deter the possession, production, and distribution of child pornography and the utilization of the Internet to seek children as sexual victims serves the public's best interest.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and upon approval of each of Party in accordance with RCW 39.34, the Parties do hereby agree as follows:

1. **PURPOSE.** The purpose of this Agreement is to establish a regional Internet Crimes Against Children (ICAC) Task Force consisting of law enforcement officers from the participating agencies who shall be responsible for investigating, prosecuting, and deterring the possession, production, and distribution of child pornography and the utilization of the Internet to seek children as sexual victims.
2. **FORMATION.** Upon the effective date of this Agreement as specified herein, there shall be established the Southeast Regional Internet Crimes Against Children (SERICAC) Task Force consisting of law enforcement officers from the participating agencies. HSI-Seattle shall supply office space for the SERICAC Task Force. Participating law enforcement officers will, within the limitations of their resources, conduct both reactive and proactive investigations, including the following activities:
 - a. Actively engaging in undercover chats, Peer-to-Peer investigations, and monitoring other technology which could be used for the sexual exploitation of children.
 - b. Responding in a timely manner to referrals from local law enforcement agencies and CyberTips as workload and resources permit. In order to maintain a strong team capable of deploying a proactive approach, referrals shall be distributed among participating jurisdictions in a balanced and equitable ratio.
 - c. Participating in community outreach and media presentations stressing the importance of Internet safety protocols and the prevention of victimization of youth.

3. **FULL-TIME/PART-TIME PARTICIPATION.** Member agencies of SERICAC will participate on either a full-time or a part-time basis.
- a. **Full-Time Participating Agencies.** Full-time participating agencies will designate an investigator whose primary duties will be as an ICAC Detective/Agent assigned to the SERICAC Task Force. The SERICAC Task Force will attempt to work proactive and Cybertip cases primarily in the jurisdictions of the full-time participating agencies, understanding that these cases often cross jurisdictional boundaries.
 - b. Part-time participating agencies will provide resources on a part-time or “as time permits” basis. In return, the SERICAC Task Force will assist with resources and expertise, to the extent reasonably possible, when the part-time participating agency requests assistance with a case.
4. **TERM OF AGREEMENT.** This Agreement shall be of unlimited duration, subject to the termination provisions contained herein. This Agreement shall become effective only upon execution by all Parties and filing with each County Auditor and/or posting an electronic copy of the Agreement on each Parties’ respective websites in compliance with RCW 39.34.040. The effective date of this Agreement shall be the date the last-signing Party executes the Agreement after obtaining the requisite legislative approval.
5. **WITHDRAWAL AND TERMINATION.** A party may withdraw from participation in the SERICAC Task Force by providing written notice of intent to withdraw to the chief law enforcement officer for each participating jurisdiction. Notice of withdrawal shall become effective ninety (90) days after service of the notice.
- a. **Effect of Withdrawal.** A party that withdraws from the SERICAC Task Force prior to the termination of this SERICAC Task Force Interlocal Agreement shall forfeit all equipment and monies received as the result of lawful seizure by the SERICAC Task Force, or purchased with grant funds provided to the SERICAC Task Force. Equipment provided exclusively by the participating jurisdiction for use by its representative officer shall remain the property of the agency and shall be returned. Upon return, no depreciation value shall be recognized in aging equipment.
 - b. **Termination.** This Agreement shall be terminated by mutual agreement of the local participating jurisdictions (excluding HSI-Seattle), or at the discretion of the sole remaining local jurisdiction in the event all other local participants withdraw from the SERICAC. Termination shall be effective on the 30th day following the date approval is given by the last-approving legislative body.
 - c. **Effect of Termination.** Upon termination of the SERICAC as provided in Section 4.b. of this Agreement, each participating jurisdiction shall retain ownership of the equipment and monies it received that were lawfully seized by the SERICAC.

- c. As soon as practical, Detectives assigned to the SERICAC Task Force will be designated as Task Force Officers through the Department of Homeland Security, HSI-Seattle.
 - d. Computer Forensics/Cell phone Extraction. Due to the nature of the investigations, most cases will require computer forensic examinations and/or cell phone extractions. On an “as-needed” basis, each participating jurisdiction will provide computer forensic and cell phone extraction assistance with cases originating in their jurisdiction.
 - e. SERICAC Administrator. The City of Richland shall serve in the capacity of administrative jurisdiction under this Agreement, and shall supply a supervisory person of the grade of lieutenant or captain to provide administrative oversight. Selection and retention of the SERICAC administrator shall be at the discretion of the Richland Police Chief.
 - f. Evidence Retention. Any evidence recovered by the SERICAC Task Force will be processed and stored depending on the case’s jurisdiction. For cases prosecuted by the U.S. Attorney’s Office, the evidence will be processed and retained by HSI-Seattle. When cases will be prosecuted at the state level, the evidence will be processed and retained by the Richland Police Department.
7. **GOVERNANCE**. The SERICAC Task Force shall be an affiliate of the Washington State Internet Crimes Against Children Task Force. The regional unit will abide by the following ICAC Investigation Standards:
- a. Only sworn law enforcement personnel may conduct ICAC investigations.
 - b. Each investigator involved with ICAC operations must receive ICAC training prior to initiating proactive investigations.
 - c. All ICAC investigations shall be governed by and conducted in strict compliance with the ICAC Task Force Program’s Operational and Investigative Standards to the extent that they do not contravene HSI operational and investigative policy.
 - d. Where an investigation reveals that the safety of a child is at risk, the safety and well-being of the child will clearly outweigh any consideration being given to the continued investigation.
8. **ICAC CASE PROSECUTION**. Cases investigated by the SERICAC Task Force may be prosecuted in federal or state court. SERICAC and participating agencies will consult with the U.S. Attorney’s Office and the appropriate county Prosecutor’s Office to make referral decisions that, to the greatest possible extent: (1) reflect the seriousness of the offense; (2) promote respect for the law; (3) provide just punishment for the offense; (4) afford adequate

deterrence to criminal conduct; (5) protect the public from further crimes of the defendant; and, (6) provide the defendant with the needed educational or vocational training, medical care, or other correctional treatment in the most effective manner. Prosecutors will consult with law enforcement throughout the case about charging decisions and sentencing recommendations, with prosecutors having the final authority to make such decisions. Research regarding the typical “hands-on” offense histories of those convicted as on-line offenders and child pornography offenders show that incarceration is the normal expected outcome in ICAC cases.

9. **ALLOCATION OF LIABILITY; INDEMNIFICATION.** Each party shall be responsible for the wrongful or negligent actions of its employees while assigned to the SERICAC Task Force as their respective liability shall appear under State and Federal law, and this Agreement is not intended to diminish or expand such liability.

- a. **Federal Entities.** HSI-Seattle, as part of the United States government, is bound by federal laws including the FTCA and the Anti-Deficiency Act, 31 U.S.C. § 1341. HSI-Seattle is effectively “self-insured” under the FTCA, which provides the United States may be sued for damage to or loss of property, personal injury, or death caused by the negligent or wrongful acts or omissions of HSI-Seattle’s employees while those employees are acting within the scope of their offices. The United States is liable to the same extent an individual would be in like circumstances. The FTCA substitutes the United States as the defendant in such a suit and the United States—not the individual employee—bears any resulting liability.
- b. **State/Local Entities.** Kennewick, Richland, Benton County and Franklin County promise to hold harmless and release each other from any loss, claim or liability arising from or out of the negligent tortious actions or inactions of its own employees, officers and officials. Such liability shall be apportioned among the Parties or other at-fault persons or entities in accordance with the laws of the State of Washington. Nothing herein shall be interpreted to:
 - i. Waive any defense arising out of RCW Title 51.
 - ii. Limit the ability of a participant to exercise any right, defense, or remedy which a party may have with respect to third parties or the officer(s) whose action or inaction give rise to loss, claim or liability, including, but not limited to, an assertion that the officer(s) was acting beyond the scope of his or her employment.
 - iii. Cover or require indemnification or payment of any judgment against any individual or Agency for intentionally wrongful conduct outside the scope of employment of any individual or for judgment for punitive damages against any individual or agency. Payment of punitive damage awards, fines or sanctions shall be the sole responsibility of the individual against whom said judgment is rendered and/or his or her agency employer, should that employer elect to make said payment voluntarily. This

Agreement does not require indemnification of any punitive damage awards or for any order imposing fines or sanctions.

10. NOTICES. Written notice shall be directed to the Parties as follows:

Benton County Sheriff
7122 W Okanogan Pl, Bldg B
Kennewick, WA 99336
(509) 786-5615

Kennewick Chief of Police
211 W. 6th Avenue
Kennewick, WA 99336
509-585-4208

Richland Chief of Police
625 Swift Blvd. MS-17
Richland, WA 99352
(509) 942-7340

HSI-Seattle
Resident Agent in Charge Yakima
402 East Yakima Ave, Suite 1000
Yakima, WA 98901
509-469-0898

Franklin County Sheriff
1016 N. 4th Avenue
Pasco, WA 99301
509-545-3501

- 11. PUBLIC RECORDS.** The intent of the Parties is for all records related to SERICAC investigations to be generated and maintained in the HSI database or on HSI devices. To comply with SERICAC's obligation to respond to public records requests, and to minimize legal risk to each participating jurisdiction, the Parties agree that all requests for SERICAC Task Force records maintained in the HSI database or generated on HSI devices shall be processed by HSI-Seattle. To the extent that legal review is needed to respond to a request, the ICE Office of the Principal Legal Advisor and/or the U.S. Attorney's Office shall provide the review. In fulfilling the request, the Parties acknowledge that HSI-Seattle has the ultimate authority to release or withhold records pursuant to the Freedom of Information Act. In the event any Party to this Agreement other than HSI-Seattle holds records related to a SERICAC investigation that are subject to disclosure under the Washington Public Records Act, said Party agrees to give timely notice to HSI-Seattle prior to disclosure, and to coordinate the records response; provided, however, that such coordination shall not abrogate the Party's authority to determine the applicability of any statutory exemption available under state or federal law.
- 12. STATISTICS REPORTING.** Prior to December 31 of each calendar year, Richland, as the administrative jurisdiction, shall provide to each participating city and county crime statistics for cases investigated and/or prosecuted in their jurisdiction under Washington state law by the SERICAC Task Force.
- 13. ACQUISITION AND USE OF EQUIPMENT.** All equipment purchased for the SERICAC Task Force using OJJDP grant funds or Washington State ICAC funds are the property of the Washington State ICAC Task Force, and shall be considered "on loan" from such entity. Upon

termination of this Agreement, The Washington State ICAC Task Force Commander shall be responsible for either reallocating the equipment to any jurisdiction still investigating ICAC cases, or reclaiming possession of the equipment.

14. **SEIZURES; FORFEITURES.** All seizures effectuated by the SERICAC Task Force under RCW 10.105.010(2) or RCW 9.68A shall be forwarded to the contracted prosecutor for the City of Richland for review and prosecution. Richland's contracted prosecutor shall retain prosecutorial discretion in reviewing, pursuing, negotiating and/or dismissing any forfeiture case presented for prosecution. Richland's contracted prosecutor will coordinate with participating agencies as necessary. Seizures under federal law will be prosecuted by the U.S. Attorney's Office. All forfeitures and proceeds from forfeitures that result from SERICAC Task Force seizures shall be allocated to the SERICAC Task Force for ongoing operational needs.
15. **FUNDING.** The full-time participating agencies commit to the following funding obligations in support of training and equipment for the SERICAC Task Force:
 - a. **Training.** Each participating agency contributing an investigator shall, at its sole cost and expense, send its investigator to one (1) national ICAC conference per year. This training is in addition to the training necessary for the investigator to become qualified to investigate ICAC cases (i.e., Basic Computer Investigations, Undercover Chat, P2P, etc.). This training shall also be provided at the participating agency's sole cost and expense.
 - b. **Equipment.** Each participating agency contributing an investigator shall, at its sole cost and expense, provide the investigator with an unmarked vehicle and basic computer equipment.
 - c. **Financial Contribution.** Each full-time participating agency contributing an investigator, other than HSI Seattle, shall contribute \$5,000 annually to the SERICAC budget to secure the purchase of UC computers, data storage devices, network equipment, software licensing, equipment for field searches, router identification, and other similar technology tools. This annual financial contribution is due on or before December 31 of each year. HSI-Seattle agrees to provide office space to include a designated forensic lab room and overtime reimbursement for federal cases worked by members of the task force pursuant to the terms of the separate State and Local Overtime (SLOT) Agreement.
16. **NO LEGAL ENTITY.** No separate legal entity is created upon execution of this Interlocal Cooperation Agreement.
17. **AMENDMENT.** This Agreement may be amended from time-to-time as deemed appropriate by the Parties, provided that such amendment shall become effective only after it has been

adopted in writing by authorized representatives of each of the Parties after legislative approval.

18. **SEVERABILITY**. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable as written, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected. To this end, the terms and conditions of this Agreement are declared severable.
19. **GOVERNING LAW; VENUE**. Jurisdiction and venue for any action relating to the interpretation, enforcement, or any dispute arising from this Agreement shall be in Benton County Superior Court. This Agreement shall be construed, and the legal relations between the parties hereto shall be determined in accordance with the laws of the State of Washington. Any action relating to the interpretation, enforcement or any dispute arising from this Agreement involving HSI-Seattle shall be heard in U.S. Federal District Court and shall be determined in accordance with the laws and regulations of the United States.
20. **INTEGRATION**. This Agreement and the application contain all the terms and conditions agreed upon by the Parties, except necessary operational agreements between the law enforcement agencies of the respective jurisdictions pursuant to Chapter 10.93 RCW. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties. This Agreement shall expressly supersede all prior Agreements among the jurisdictions regarding the SERICAC Task Force creation, operation, and administration.
21. **WAIVER**. No waiver by any Party hereto of any terms or conditions of this Agreement shall be deemed or construed to be a waiver of any other term or condition, nor shall the waiver of any breach be deemed or construed to constitute a waiver of any subsequent breach, whether of the same or any other term or condition of this Agreement.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties have signed this Agreement as of the day and year written below.

City of Richland

By: _____
Jon Amundson, ICMA-CM Date
City Manager

Attest: _____
Jennifer Rogers
City Clerk

Approved As to Form:

Heather Kintzley
City Attorney

County of Benton

By: Michael Alvarez Date
Benton County Commissioner

By: Eric Eisinger Date
Benton County Prosecuting Attorney

By: Jerome Delvin Date
Chair, Benton County Commissioner

By: Thomas Croskrey Date
Benton County Sheriff

By: William McKay Date
Benton County Commissioner

Attest:

Clerk of the Board

Approved as to Form:

By: Jeffrey Aultman
Chief Deputy Prosecuting Attorney, Civil

Franklin County

By: Rocky Mullen Date
Chairman, Franklin County Commission

By: Shawn Sant Date
Franklin County Prosecuting Attorney

By: Steve Bauman Date
Franklin County Commissioner

By: Jim Raymond Date
Franklin County Sheriff

By: Clint Didier Date
Franklin County Commissioner

Attest:

Clerk of the Board

Approved as to Form:

By: Jeff Briggs
Chief Deputy Prosecuting Attorney, Civil

City of Kennewick

By: _____
Erin Erdman Date
City Manager

Attest: _____
Krystal Johnston
City Clerk

Approved As to Form:

Laurencio Sanguino
City Attorney

HSI-Seattle

By: _____
Matthew Murphy Date
(A) Special Agent in Charge Seattle

Attest: _____

Approved As to Form:

Anne P. McElearney
Seattle Office of the Chief Counsel/ OPLA
Legal Counsel for HSI-Seattle



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 3/4/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 2 - Financial Sustainability

Subject:

Resolution No. 2025-32, Authorizing 2025 Grant Applications to the Ben Franklin Transit for Bus Passes

Department/Office
Fire & Emergency Services

Ordinance/Resolution Number:
2025-32

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2025-32, authorizing staff to apply for and accept, if awarded, a grant from Ben Franklin Transit for passenger tickets totaling up to \$750 per quarter up to four times in 2025.

Summary:

Ben Franklin Transit (BFT) offers a grant opportunity to governmental agencies and non-profits to obtain \$750.00 in tickets/bus passes quarterly to distribute throughout the community to those who need assistance with transportation. Staff seeks permission to apply for the grant on a quarterly basis throughout 2025.

If the grant is awarded, the tickets/passes will be distributed by the Fire & Emergency Services Resources Navigator to support cases in which transportation to appropriate care may be a barrier to program participants. Additionally, if obtained, these tickets/passes will be made available in other City of Richland facilities, including the library, community center, fire stations and the police department.

Resolution No. 2025-32 authorizes the City to apply for and accept BFT tickets/passes quarterly throughout 2025. No matching funds are required.

Staff recommends adoption of Resolution No. 2025-32.

Fiscal Impact:

This grant would provide up to \$750 in transit tickets for the City's Resources Navigator program. This grant is available quarterly. No direct impact to the budget is expected, however this resource may provide an option for transportation in lieu of ambulance transport in some cases.

Attachments:

I. Resolution No. 2025-32

RESOLUTION NO. 2025-32

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,
AUTHORIZING A BEN FRANKLIN TRANSIT GRANT FOR BUS
TICKETS/PASSES.**

WHEREAS, the Ben Franklin Transit (BFT) provides grant opportunities for local government agencies to acquire bus tickets/passes through a quarterly program; and

WHEREAS, the grant application, if successful, will provide bus tickets/passes to community members who are without current transportation and/or residential stability; and

WHEREAS, under the BFT grant, Richland Fire & Emergency Services will be eligible to receive tickets/passes valued in an amount not to exceed \$750.00 on a quarterly basis throughout 2025; and

WHEREAS, the bus tickets/passes will be placed in various city facilities for distribution, including the fire stations, police station, community center and library; and

WHEREAS, no matching funds are required for this grant.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that staff is authorized to submit up to four (4) grant applications to Ben Franklin Transit during calendar year 2025 to obtain bus tickets/passes valued in an amount not to exceed \$750.00.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute all documents necessary to execute the grant awarded by the Ben Franklin Transit in the event staff's application is successful.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of March, 2025.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 3/18/2025

Agenda Category: Resolutions - Adoption

Strategic Priority 3 - Focused Development

Subject:

Resolution No. 2025-34, Adopting Updated Land Use Development Regulations for Badger Mountain South and Authorizing a Third Amendment to the BMS Master Agreement

Department/Office
Development Services

Ordinance/Resolution Number:
2025-34

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 2025-34, adopting updated Land Use Development Regulations (LUDR) for Badger Mountain South and authorizing the City Manager to sign and execute a third amendment to the Badger Mountain South Development Agreement to remove Tract C of the Plat of Reata Ridge from the BMS Master Agreement and LUDR.

Summary:

The 2011 Badger Mountain South Master Agreement is an agreement between the City of Richland and NorAm Investment, LLC for a master planned community in Badger Mountain South. The agreement governs the development of approximately 1,480 acres of land that is planned to accommodate up to 5,000 dwelling units and other commercial uses, and establishes a unique development code for lands within the Badger Mountain South community, known as the Badger Mountain South Land Use and Development Regulations (LUDR). The LUDR is a form-based zoning code that takes the place of the City's traditional zoning scheme in this neighborhood.

The LUDR has been amended four (4) times since adoption in 2011 (see Resolution Nos. 48-12, 25-14, 29-15 and 111-16). The last amendments were approved in 2016. Tonight's proposed amendments contain two (2) categories of changes. The first category consists of the changes proposed by the City, and the second category involves changes proposed by NorAm Investment, LLC. Redlines are detailed in Exhibit A to Resolution No. 2025-34.

The Planning Commission held a duly advertised public hearing over a number of meetings between January 26, 2022 and August 28, 2024 to consider proposed modifications to the LUDR, and on August 28, 2024 voted unanimously to recommend that the Richland City Council adopt the proposed changes found in Exhibit A to Resolution No. 2025-34. In addition to the public hearings, staff engaged directly with neighborhood stakeholders on numerous occasions with and without NorAm Investments, LLC to ensure that all previous and proposed changes were acknowledged and acceptable to residents. The predominant discussion topic was centered around parks, trails and open spaces.

An additional action is also necessary to remove Tract C of the Plat of Reata Ridge from the obligations of the LUDR and the BMS Master Agreement. This request, made by the new owners of Tract C, is acceptable to the City and Nor Am Investments, LLC given the practical development of the master planned community. The Plat of Reata Ridge was never included in Badger Mountain South, and Tract C, running through the middle of the Plat of Reata Ridge, is no longer included by Nor Am Investment, LLC in its civic open space obligation. A Third Amendment to the Restated Development Agreement is required to remove Tract C from the BMS Master Agreement and the LUDR. See Ordinance Nos. 2025-04 and 2025-05 for more information. Staff recommends adoption of Resolution No. 2025-34.

Fiscal Impact: None.

Attachments:

1. Resolution No. 2025-34
2. Draft Third Amendment to Restated BMS Agreement (Contract No. 137-10)
3. Planning Commission Staff Report & Proposed LUDR Amendments
4. August 28, 2024 Planning Commission Meeting Minutes

RESOLUTION NO. 2025-34

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, AMENDING THE BADGER MOUNTAIN SOUTH LAND USE AND DEVELOPMENT REGULATIONS INCLUDED IN THE MASTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF RICHLAND AND NOR AM INVESTMENT, LLC.

WHEREAS, RCW 36.70B.170-200 authorize the City to enter into development agreements, through resolution or ordinance, setting forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of real property for the duration specified in the agreement; and

WHEREAS, in 2011, the City of Richland entered into a Master Agreement with Nor Am Investment, LLC for development of the community known as Badger Mountain South with a commencement date of February 9, 2011 (*see* Contract No. 137-10; hereafter the “Original Agreement”); and

WHEREAS, on March 17, 2015, the Parties entered into an Amended and Restated Master Agreement for the community known as Badger Mountain South (hereinafter the “Restated Agreement”); and

WHEREAS, the Restated Agreement was amended on December 11, 2017 to remove the Plat of Sunshine Ridge from the scope of the Badger Mountain South Master Agreement; and

WHEREAS, on February 20, 2024, upon completion of Fire Station No. 76, the Restated Agreement was amended to remove the residential fire sprinkler system requirement as an environmental mitigation condition; and

WHEREAS, the Restated Agreement between the Parties includes Exhibit C: *The Badger Mountain South Land Use and Development Regulations* (LUDR), which is a form-based code designed to guide and regulate the development of the Badger Mountain South master planned community; and

WHEREAS, the LUDR was first adopted on December 7, 2010, and has been amended on four (4) previous occasions: June 19, 2012, April 15, 2014, March 3, 2015 and May 17, 2016; and

WHEREAS, additional modifications and clarifications to the LUDR are necessary to carry out the intent and purposes of the Restated Agreement between the Parties; and

WHEREAS, the Richland Planning Commission held a duly advertised public hearing over a number of meetings between January 26, 2022 and August 28, 2024 to consider proposed modifications to the LUDR, and voted unanimously to recommend Council adoption of the proposed changes during an open public meeting held on August 28, 2024; and

WHEREAS, Nor Am Investment, LLC's representative, Darren Sweeney, participated extensively in the City's LUDR review process, collaborated with residents in the Badger Mountain South community, and expressed Nor Am Investment, LLC's concurrence with the proposed modifications to the LUDR on the record during the August 28, 2024 Planning Commission meeting; and

WHEREAS, the owners of Tract C of the Plat of Reata Ridge have requested removal of Tract C from the BMS Master Agreement and the LUDR, to which the City and Nor Am Investment, LLC have no objection (*see* Ordinance Nos. 2025-04 and 2025-05).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the amendments to the Badger Mountain South Land Use and Development Regulations as delineated on the attached **Exhibit A** (2015 version) are hereby adopted and incorporated into the Restated Agreement by this reference.

BE IT FURTHER RESOLVED that all references to **Exhibit C** in the Amended and Restated Badger Mountain South Master Development Agreement (Contract No. 137-10) shall refer to the attached **Exhibit A**.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign a Third Amendment to the Restated Agreement to remove Tract C of the Plat of Reata Ridge from the LUDR and Master Agreement for Badger Mountain South.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 4th day of March, 2025.

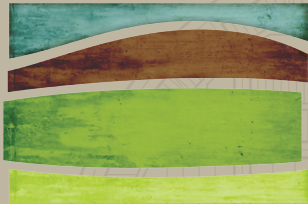
Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



badger
mountain
SOUTH

LAND USE and DEVELOPMENT REGULATIONS

City Of Richland, Washington
Exhibit C to Master Agreement Dated December 7, 2010
Amended Dates: June 19, 2012; April 15, 2014; ~~and March 3, 2015~~
May 26, 2016

TBD, 2025

PROPOSED
AMENDMENTS
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badger mountain SOUTH

CONSULTANT TEAM



AHBL, Inc.
2215 N. 30th Street, Suite 300
Tacoma, WA 98403
Todd Sawin, PE
Matt Weber, PE
Lisa Klein, AICP
Craig Andersen, PLA

5804 Road 90, Suite H
Pasco, WA 99301

John Becker, PLS
Erick Fitzpatrick, PE
Nicole Stickney, AICP
Kaleb Mapstead
Tyler Duncan
Helen Stanton

CITY OF RICHLAND

505 Swift Boulevard 625 Swift Boulevard
Richland, WA 99352

Richland City Council

David W. Rose – Mayor
Phillip Lemley – Mayor Pro-Tem
Brad Anderson – Council Member
Terry Christensen – Council Member
Gregory L. Jones – Council Member
Sandra Kent – Council Member
Robert Thompson – Council Member

Theresa Richardson – Mayor
Sandra Kent – Mayor Pro Tem
Jhoanna Jones – Councilmember
Ryan Lukson – Councilmember
Shane VanDyke – Councilmember
Kurt Maier – Councilmember
Ryan Whitten – Councilmember

Richland Planning Commission

Kent Madsen – Chair
Marianne Boring – Vice Chair
Clifford Clark – Commissioner
James Wise – Commissioner
Kyle Palmer – Commissioner
Amanda Wallner – Commissioner
Debbie Berkowitz – Commissioner

Jet Richardson, Chair
Phillip Townsend, Vice-Chair
Heather Nicholson, Commissioner
Austin Miller, Commissioner
Todd Samuel, Commissioner
Aaron Lambert, Commissioner
Cara Hernandez, Commissioner

Richland City Staff

Cindy Johnson – City Manager
Jon Amundson – Assistant City Manager
Bill King – Deputy City Manager for Community and Development Services
Brian Moore – Planning and Redevelopment Manager
Rick Simon – Development Services Manager
Pete Rogalsky – Public Works Director
Bob Hammond – Energy Services Director
Thomas Huntington – Fire Chief
Chris Skinner – Police Chief
Joseph Schiessel – Parks and Recreation Director
Jay Marlow – Capital Projects Manager

Jon Amundson – City Manager
Joe Schiessel – Deputy City Manager
Drew Florence – Assistant City Manager
Mike Stevens – Planning Manager
Clint Whitney – Energy Services Director
Carlo D'Alessandro, PE – Public Works Director
Tom Huntington – Fire Chief
Marty Pilcher – Chief of Police
Chris Waite – Parks & Public Facilities Director
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Graphics and layout originally prepared
by Johnson Braund, Inc.

TABLE OF CONTENTS

Section 1: Introduction - How to Use the LUDR	1-1	Section 8: Building Type Standards	8-1
1.A Intent.....	1-2	8.A Introduction	8-2
1.B Purpose	1-2	8.B Building Types Summary	8-2
1.C Applicability of the LUDR	1-2	8.C Common Design Standards	8-3
1.D Administration	1-2	8.D Civic / Community / Institutional Facilities	8-4
1.E Illustrative Plan of Badger Mountain South.....	1-2	8.E Neighborhood Goods and Services Building.....	8-5
1.F Regulating Plan and Districts	1-3	8.F Commercial / Mixed-Use / Liner	8-6
1.G Land Uses	1-3	8.G Live / Work	8-7
1.H BMS Master Agreement Consistency Determination.....	1-3	8.H Stacked Unit Building.....	8-8
1.I How To Use The Land Use Development Regulations	1-4	8.I Row House.....	8-9
1.J Submittal Review Process.....	1-4	8.J Courtyard Housing	8-10
Section 2: Urban Form Districts, Land Uses, and Types	2-1	8.K Mansion Apartment	8-11
2.A Introduction	2-2	8.L Paired House (Duplex)	8-12
2.B Regulating Plan for Land Use and Urban Form	2-2	8.M Cottage Court.....	8-13
2.C Land Use Table	2-3	8.N Single-Family House - Alley Access	8-14
2.D Building Type Table.....	2-4	8.O Single-Family House - Street Access	8-15
2.E Building Type Examples.....	2-4	8.P Accessory Unit.....	8-16
Section 3: Urban Form Standards For Districts	3-1	Section 9: Frontage Type Standards	9-1
3.A Introduction - Urban Form Standards For Districts	3-2	9.A Introduction	9-2
3.B BMS Village Mixed-Use District (BMS-VMU).....	3-3	9.B Storefront	9-2
3.C BMS Neighborhood Collector District (BMS-NC)	3-4 to 3-5	9.C Arcade.....	9-2
3.D BMS Neighborhood General District (BMS-NG)	3-6	9.D Gallery	9-2
3.E BMS Neighborhood Edge District (BMS-NE).....	3-7	9.E Forecourt	9-3
3.F BMS Civic District (BMS-CIVIC)	3-8	9.F Greenbelt.....	9-3
Section 4: Special District Standards	4-1	9.G Porch.....	9-3
4.A Introduction	4-2	9.H Stoop	9-3
4.B Specialty Retail (BMS-SD-SR)	4-2	Section 10: Reserved.....	10-1
4.C Commercial Mixed-Use (BMS-SD-CMU)	4-3	Section 11: Landscape Standards	11-1
4.D Destination Retail (BMS-SD-DR).....	4-3	11.A Introduction	11-2
Section 5: Civic Space Standards	5-1	11.B Guiding Principles.....	11-2
5.A Civic Space Introduction	5-2	11.C Common Standards Applicable to all Districts.....	11-3
5.B Greenway Parks.....	5-2	11.D Civic and Commercial District Standards.....	11-4
5.C Local Parks.....	5-3	11.E Residential Standards	11-4
5.D Plaza / Town Square	5-3	11.F Drought Tolerant and/or Native/Naturalized Plant List.....	11-5 to 11-11
5.E Greenbelts	5-4	11.G Refined Plant List	11-12 to 11-15
5.F Public Parks and School Open Space	5-4	Section 12: Sustainable Standards	12-1
5.G Trails Introduction	5-5	12.A Introduction	12-2
5.H Illustrative Plan for Trail Layout and Trail Types	5-5	12.B Sustainability Principles	12-2
5.I Trails	5-6	12.C Common Standards.....	12-2
Section 6: Street Standards.....	6-1	12.D Non-Residential Standards	12-3
6.A Introduction	6-2	12.E Residential Standards	12-3
6.B Regulating Plan for Streets	6-2	Section 13: Site Improvement Standards	13-1
6.C 4-Lane Arterial Collector Street.....	6-3	13.A Fencing.....	13-2
6.D 2-Lane Arterial Collector Street	6-3	13.B Signage	13-3 to 13-5
6.E Collector Street.....	6-4	13.C Site Furnishings and Hardscape.....	13-6
6.F 16 ft. Local Street	6-4	13.D Common Parking Standards.....	13-7
6.F.1 Alternate - 12 ft. Local Street	6-5	Section 14: Glossary.....	14-1 to 14-4
6.G Rear Alley	6-5		
6.H Roundabout.....	6-6		
Section 7: Block Standards and Project Targets	7-1		
7.A Introduction	7-2		
7.B Block Standards.....	7-2		
7.C Project Density and Open Space Targets.....	7-3		
7.D Illustrative Neighborhood Development Plan	7-3		



**INTRODUCTION
HOW TO USE THE
LUDR**

1

Section 1 introduces the intent, purpose, applicability of the Land Use & Development Regulations (LUDR). The organization, use and submittal procedures are outlined.

1.A	Intent	1-2
1.B	Purpose.....	1-2
1.C	Applicability of the LUDR.....	1-2
1.D	Administration.....	1-2
1.E	Illustrative Plan of Badger Mountain South.....	1-2
1.F	Regulating Plan and Districts.....	1-3
1.G	Land Uses.....	1-3
1.H	BMS Master Agreement Consistency Determination.....	1-3
1.I	How to Use the LUDR.....	1-4
1.J	Submittal Review Process.....	1-4

1.A INTENT

1. Badger Mountain South (BMS), a master-planned community of 1,480 acres is intended to develop with 5,000 homes, businesses and other commercial activities. The Badger Mountain South Land Use Development Regulations (LUDR) are intended to (1) implement the land use elements of the Badger Mountain South Master Agreement approved by the by the City of Richland City Council on December 1, 2010, and (2) realize the goals and objectives which apply specifically to BMS, of the Badger Mountain Subarea Plan, adopted by the City of Richland City Council on September 7, 2010.
2. All parcels within the defined boundaries of Badger Mountain South (BMS) are required to follow these regulations which control site design, quality, and compatibility between buildings. The standards of the LUDR further serve to establish and maintain the design character of BMS by describing urban form, building types and site design which reflect important aspects of the desired quality for the development. Persons proposing development must consult the LUDR standards in preparation of plans for review by the City.
3. The underlying principle to the LUDR is that uses, buildings and streets are interrelated so there is a strong emphasis in the LUDR on the public realm and on the physical form of buildings. This greater emphasis on the physical form of the built environment is intended to produce streets and other public spaces that are varied, safe and attractive, and to encourage the construction of buildings that enhance the character of the neighborhood and business areas. The LUDR is graphic-intense and includes standards for site design and sustainability as well as graphic direction for height, siting, and building elements.
4. A map of the area of Badger Mountain South is shown in the illustration 1.E.
5. This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement and revisions to these requirements require a deviation from the requirement be granted by the City.

1.B PURPOSE

1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by creating a traditional neighborhood development street grid;
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by establishing a connected open space network.

1.C APPLICABILITY OF THE LUDR

1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to the Badger Mountain South Master Plan Community. As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.

The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
 - b. All references to the RMC refer to the RMC as adopted and in effect on the day the LUDR is adopted by the city.
 - c. For subdivisions and short plats, the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24 shall be followed along with the provisions of LUDR section 1.J. Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 053, as well as RCW 58.17.100 and RCW 58.17.110.
 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.
3. Conditions in Addition to the LUDR.

There may be additional conditions imposed by the Badger Mountain South Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.
4. Conflicts with Other Codes.

Since the City has adopted regulations that are specific to the Badger Mountain South Master Plan Community, if there is a conflict between those specific City regulations applicable

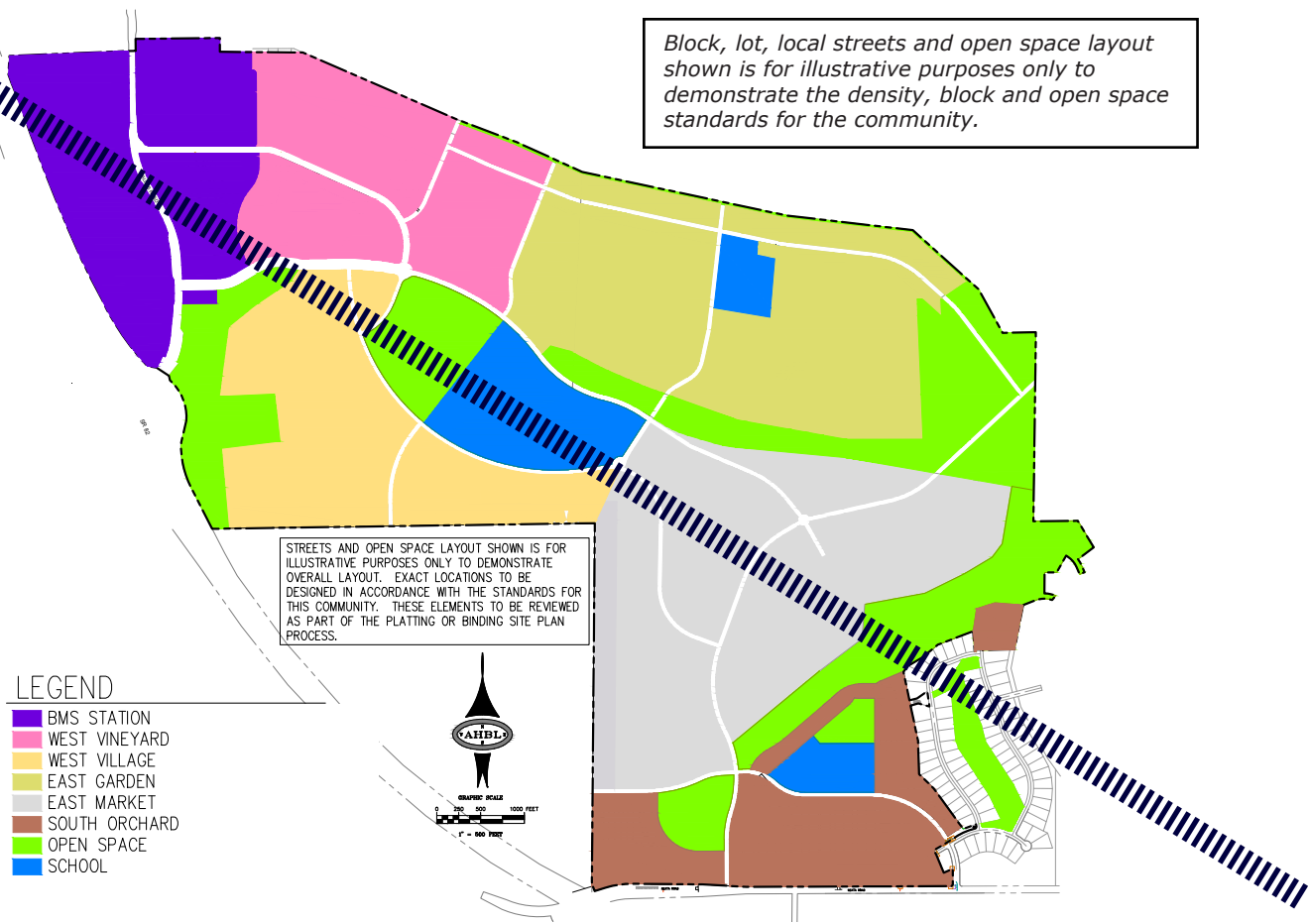
- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. Sensitive Areas Ordinance, RMC, Chapter 22.10
5. State, County, local agency and school district sites and facilities.

The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
 6. Civic Buildings and Facilities.

It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
 7. Terms

Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



****This page replaced with subsequent page.****

8. Diagrams and illustrations
Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over graphic metrics.
9. Appeals
Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section 23.70.1. Responsibility for Administration.
10. Document Intent
The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

1.A INTENT

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3. The underlying principle to the LUDR is that uses, buildings and streets are interrelated so there is a strong emphasis in the LUDR on the public realm and on the physical form of buildings. This greater emphasis on the physical form of the built environment is intended to produce streets and other public spaces that are varied, safe and attractive, and to encourage the construction of buildings that enhance the character of the neighborhood and business areas. The LUDR is graphic-intense and includes standards for site design and sustainability as well as graphic direction for height, siting, and building elements.
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 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by ~~creating a traditional neighborhood development street grid;~~
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by
▲ establishing a connected open space network.
linking local street networks through subdivisions to provide efficient local circulation and provide additional collector arterial access for major residential areas.

1.C APPLICABILITY OF THE LUDR

1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to ~~the Badger Mountain South Master Plan Community.~~ As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.

The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
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 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.
3. Conditions in Addition to the LUDR.
~~There may be additional conditions imposed by the Badger Mountain South Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.~~
4. Conflicts with Other Codes.

Since the City has adopted regulations that are specific to ~~the~~ Badger Mountain South ~~Master Plan Community~~, if there is a conflict between those specific City regulations applicable

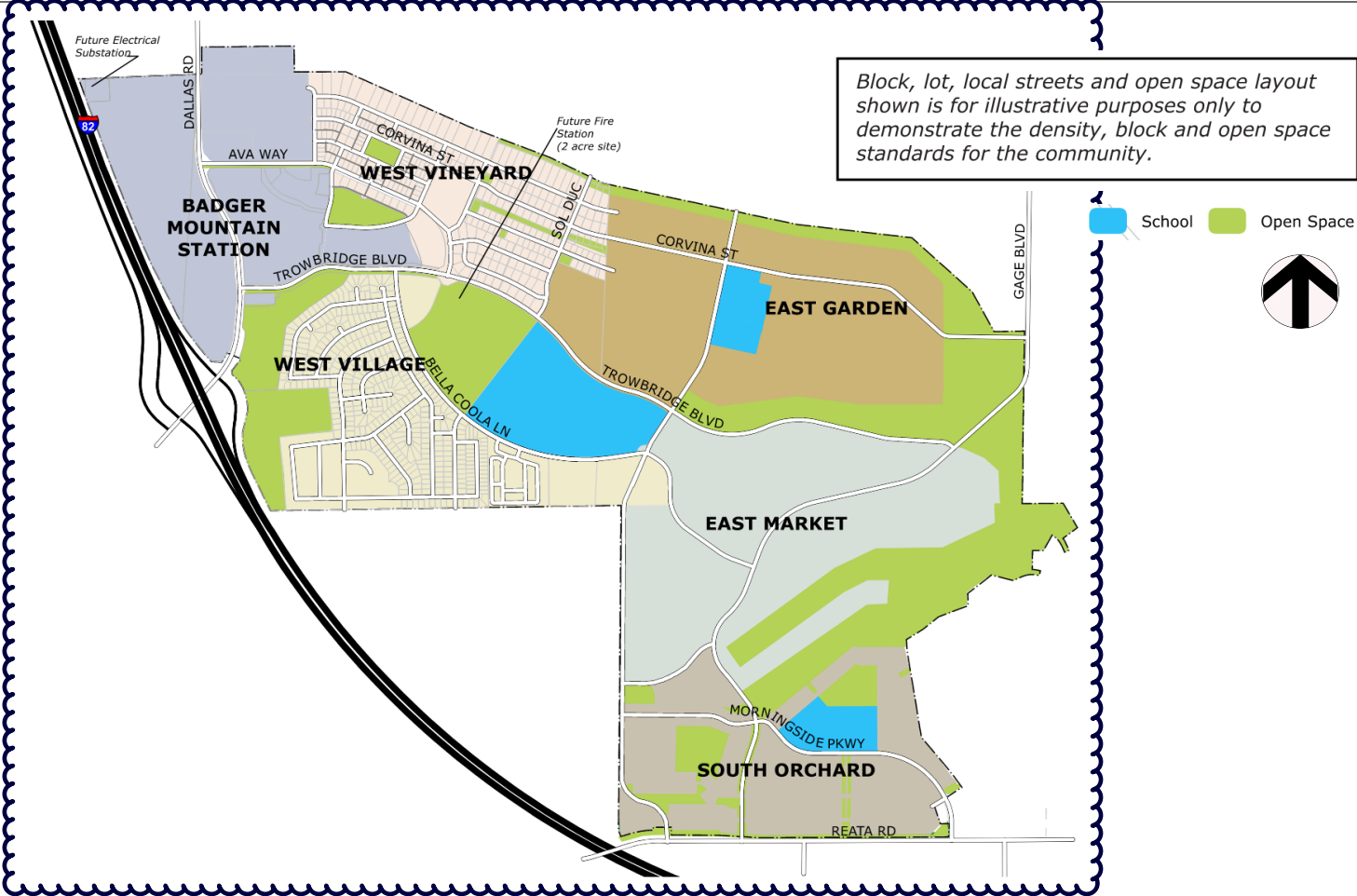
- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. ~~Critical Sensitive~~ Areas Ordinance, RMC, Chapter 22.10
5. State, County, local agency and school district sites and facilities.

The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
 6. Civic Buildings and Facilities.

It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
 7. Terms

Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



11. Notification of Changes
When changes are proposed to this LUDR, the City is encouraged to provide notifications to the various homeowners associations upon receipt of an application in order to provide an enhanced notification process.
8. Diagrams and illustrations
Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over ~~graphic metrics,~~ graphics.
9. Appeals
Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section ~~23.70.1. Responsibility for Administration.~~ 23.70.240.
10. Document Intent
The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document. Each page of the document is annotated by the amendment date(s).

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

1.F REGULATING PLAN AND DISTRICTS

1. Districts and Their Purposes

The area subject to the LUDR shall be divided into the following districts which shall be applied to property within Badger Mountain South as shown on the Regulating Plan for Land Use and Urban Form, 2.B. The Urban Form Standards for Districts, other than Special Districts are included in Section 3. Special District Standards are included in Section 4. All district descriptions below are preceded by the appellation, BMS, which stands for Badger Mountain South.

a. ~~BMS-VMU District. The Village Mixed Use District is where mixed-use and multi-family residential buildings are intended to create a pedestrian-oriented urban fabric. The district provides for a variety of non-residential uses and a mix of housing types at higher intensities and densities. Besides accommodating community-serving buildings, it may also serve the daily convenience shopping and service needs of nearby residents. Building types include Civic/ Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/Mixed-use/Liner, Live/Work, Stacked Units and Row Houses. The landscape style is urban, emphasizing street trees and wide sidewalks.~~

b. BMS-NC District. The Neighborhood Collector District is a residential district located in close proximity to parks, trails and greenbelts primarily along Collector streets and neighborhood entry points. It is intended to permit a variety of housing types at medium intensities and densities, with some opportunities for neighborhood-serving retail, businesses, services and cafes. Allowable building types include Civic/Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/ Mixed-use/Liner, Live/Work, Stacked Units, Row Houses, Courtyard Housing, Mansion Apartments and Duplexes. The landscape style is appropriate to a neighborhood with street trees and sidewalks, or when adjacent to a greenbelt, a wider landscaped treatment with a portion of the community’s trail system.

c. BMS- NG District. The Neighborhood General District is the primary residential district found in Badger Mountain South. It is intended to permit a variety of housing types at urban intensities and densities. Allowable building types include Civic/Institutional/Community Buildings, Courtyard Housing, Mansion Apartments, all in limited applications, as well as Duplexes, Cottage Courts, Single-Family House, both with alley are limited street access garages and Accessory Units. No house in the BMS-NG District is intended to be farther than three blocks from any park, mini park or other type of open space. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

d. BMS-NE District. The Neighborhood Edge District is the most restrictive residential district in Badger Mountain South. It is intended to allow a variety of low density and low intensity Single-Family Houses and Accessory Units on larger lots. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

e. BMS-CIVIC District. The Civic District is intended to accommodate the open space, parks, trails, schools and other civic and community facilities in Badger Mountain South. With the exception of the school site located in the South Orchard neighborhood, school sites are intended to be held in reserve for a neighborhood school until the school district determines the site is not needed or it is used for the development of a private school. If reserved school sites do not develop as schools, other civic or housing uses will be developed there. Standards for civic facilities are intended to create places that are models of sustainable design and development.

f. BMS-SD-SR District. The Special District - Specialty Retail is intended to be an area for commercial activity that provides an attraction for local, regional and state-wide visitors by accommodating the growing interest in local and regional agricultural products, in particular the state wine industry. It allows wineries and wine making, other retail and commercial, as well as hospitality uses and services. It is intended to develop with an integrated site and amenity design in order to become a community gathering place with its own distinct style.

g. BMS-SD-CMU District. The Special District - Commercial Mixed-Use is intended to develop as a local destination for employment and shopping. It can accommodate campus-style office developments that provide a significant number of jobs. It also is a place for housing in mixed-use or live/ work buildings at higher intensities and densities found in multi-storied urban building types. It is intended to become the most intensive urban place in Badger Mountain South. The CMU District landscape edge is an urban trail that includes wider sidewalks, street trees and other landscaping and provides pedestrian connectivity to the adjacent neighborhoods.

h. BMS-SD-DR District. The Special District - Destination Retail -is applied to properties that lie west of Dallas Road. It is intended to become a notable gateway into the city from Interstate 82 by providing an integrated development concept that can accommodate higher intensity development. Development includes a mix of pedestrian-scale retail, big box retail, restaurant, entertainment, vehicle services and urban housing in live/work or commercial mixed-use structures. The landscape style is urban with street trees, sidewalks and landscape parking areas with internal pedestrian connectivity.

1.G LAND USES

1. Allowed Land Uses.

- a. A parcel or building in Badger Mountain South shall be occupied by only the land uses identified in Section 2.C. Land Use Table, within the district applied to the site by the Regulating Plan for Land Use and Urban form, Section 2.B. Each land use listed in Section 2.C. is defined in Section 14, Glossary.
- b. Any one or more land uses identified in Section 2.C. Land Use Table, as being allowed within a specific district may be established on any parcel in the district subject to the requirements as listed and the permit requirements of the RMC.

2. Unclassified Uses.

A land use that is not listed in Section 2.C. is not allowed, except as otherwise provided in section 1G.3.

3. Similar and compatible uses.

- a. The Director may determine that a proposed use not listed in Section 2.C. is allowable in compliance with the RMC procedure for similar use determinations; see RMC 23.08.065.
- b. When the Director determines that a proposed, but unclassified, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards of the LUDR and Master Agreement apply.

4. Additional City approval requirements.

- a. Any land use identified in 2.C. may require other City permits, licenses, and approvals, including but not limited to a building permit.
- b. Allowable land uses for each lot shall be shown on the plat documents.

5. Allowable land uses for each lot shall be shown on the plat documents.

1.H BMS MASTER AGREEMENT CONSISTENCY DETERMINATION

- 1. In order to assure that all development activity within Badger Mountain South is consistent with the Master Agreement and the LUDR, all City permits and other approvals for any development within Badger Mountain South, including building permits, must include a Master Agreement Consistency Determination (BMS-MACD) issued by the Planning Manager. A level 1 BMS-MACD is required for all development applications, including building permits, except for final plat approval and issuance of a Certificate of Occupancy. A level 2 BMS-MACD is required for final plat approval and issuance of a final Certificate of Occupancy. The level 2 BMS-MACD can be issued by the City, even if bonding of certain improvements is allowed in lieu of immediate construction, or a temporary certificate is issued, subject to completion of punch list items, so long as the BMS-MACD finds that the development will be consistent with the Master Agreement and LUDR conditions upon the satisfactory completion of the bonded improvements in case of a final plat, and the punch list items in case of a Certificate of Occupancy.
- 2. All builders/developers are strongly encouraged to attend a pre-application meeting with the Badger Mountain South Master Plan Administrator (BMS-MPA). The BMS-MPA is designated by the Badger Mountain South Master Agreement to provide guidance to builders/developers on how to apply the provisions of the LUDR to land use development applications.
- 3. The purpose of the pre-application meeting is to provide a roadmap through the LUDR provisions that apply to a proposal, identify possible changes to a proposal to meet the BMS intent, receive information on the application submittal and next steps, and to answer any other questions.
- 4. A pre-application meeting should occur early in the planning phase when a project proposal is defined enough to provide conceptual plans but still flexible to consider recommendations from the BMS-MPA.
- 5. The purpose of the BMS-MACR is to provide a written recommendation to the City of Richland Development Services Department that the application/submittal is or is not consistent with the terms and conditions of the BMS Master Agreement and compliant with the provisions of the LUDR. Approvals in accordance with the LUDR are an administrative review unless otherwise noted.
- 6. The BMS-MPA will provide the City and the applicant a BMS-MACR, or if the submittal is found to be inconsistent, will work with the applicant to identify options that meet the LUDR requirements and the applicant’s intent. If the proposal is found to be inconsistent with the LUDR, the BMS-MACR will identify both areas of consistency and areas of inconsistency.
- 7. In some instances minor inconsistencies from the substantive requirements of the LUDR standards may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. Minor deviations to the LUDR may be approved by the Administrative Official following the City’s minor amendment process under it’s Planned Unit Development Code (RMC 23.50.070).
- 8. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. A Level 2 BMS-MACR ensures that the final submittal meets the Master Agreement and LUDR requirements. A Level 2 BMS-MACR will be provided to the City of Richland Development Services Department to be evaluated along with the applicant’s other RMC required submittals.

1.I HOW TO USE THE LAND USE AND DEVELOPMENT REGULATIONS

1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the LUDR provision contained here.
2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Map for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

1.J SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	Submit Preliminary Plat application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Preliminary Plat Process.	Submit Final Plat application to City; City forwards a copy to MPA for Level 2 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant and City.	Follow City Final Plat Process.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	Submit Short Subdivision application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Short Subdivision Process.			
Binding Site Plan (Refer to Section 1.C.2.e)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	Submit Binding Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	Submit Building Permit application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Building Permit application process.	Level 2 BMS-MACR issued prior to issuance of a Certificate of Occupancy.		

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1.I HOW TO USE THE LAND USE AND DEVELOPMENT REGULATIONS

- 1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the code provision contained here.
- 2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Plan for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
- 3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
- 4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
- 5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

LIST OF ACRONYMS

LUDR	Land Use Development Regulations
MPA	Master Plan Administrator
RMC	Richland Municipal Code
MACR	Master Agreement Consistency Recommendation
MACD	Master Agreement Consistency Determination
MPA	Master Plan Administrator

1.J SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Preliminary Plat application and Level 1 BMS-MACR to City.	Follow City Preliminary Plat Process.	MPA reviews Final Plat application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant.	Submit Final Plat application and Level 2 BMS-MACR to City.	Follow City Final Plat Process. City issues Level 2 BMS-MACD.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.13 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Short Subdivision application and Level 1 BMS-MACR to City.	Follow City Short Subdivision Process.			
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Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Binding Site Plan application and Level 1 BMS-MACR to City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Site Plan application and Level 1 BMS-MACR to City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Building Permit application and Level 1 BMS-MACR to City.	Follow City Building Permit application process.	City issues Level 1 BMS-MACD and building permit to applicant.	Level 2 BMS-MACR issued to applicant and city prior to issuance of a Certificate of Occupancy.	City issues Level 2 BMS-MACD and Certificate of Occupancy to applicant.



**URBAN FORM
DISTRICTS,
LAND USES AND
BUILDING TYPES**

2

Section 2 identifies the Urban Form Districts, allowed Land Uses, and associated Building Types for all properties within the Badger Mountain South community.

2.A Introduction.....2-2

2.B Regulating Plan For Land Use and Urban Form.....2-2

2.C Land Use Table.....2-3

2.D Building Type Table.....2-4

2.E Building Type Examples.....2-4

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

BMS-VMU: VILLAGE MIXED-USE (3.B)

The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.

BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)

The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.

BMS-NG: NEIGHBORHOOD GENERAL (3.D)

The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

BMS-NE: NEIGHBORHOOD EDGE (3.E)

The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.

BMS-CIVIC (3.F)

The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.

SPECIAL DESIGNATION “-P” OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

BMS-SD-SR: SPECIALTY RETAIL (4.B)

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

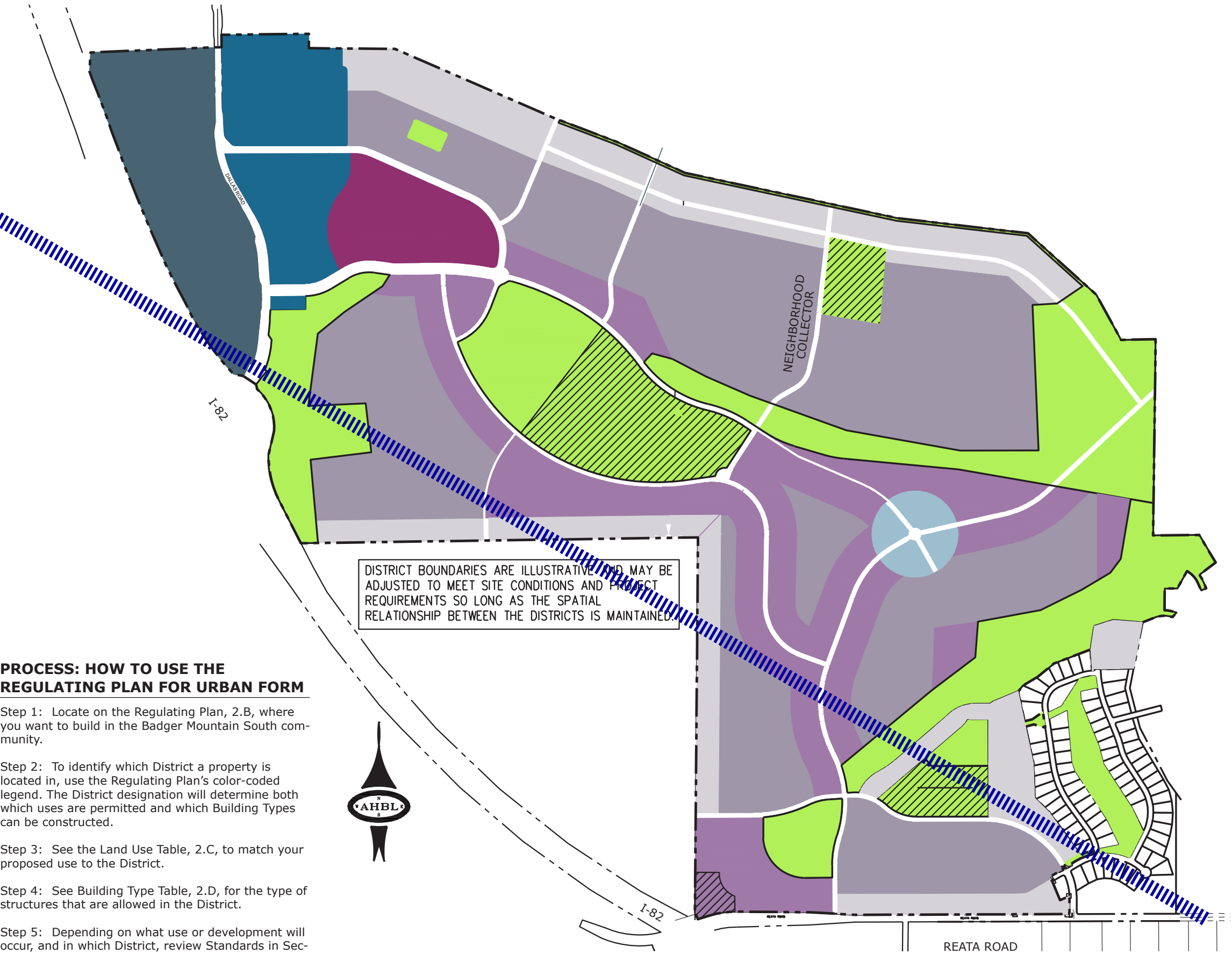
The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

BMS-SD-DR: DESTINATION RETAIL (4.D)

The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM

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PROCESS: HOW TO USE THE REGULATING PLAN FOR URBAN FORM

Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.

Step 2: To identify which District a property is located in, use the Regulating Plan’s color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.

Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.

Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.

Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 – 13 for applicability.

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

BMS-VMU: VILLAGE MIXED-USE (3.B)

The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.

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The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

BMS-NE: NEIGHBORHOOD EDGE (3.E)

The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.

BMS-CIVIC (3.F)

The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.

SPECIAL DESIGNATION “-P” OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

BMS-SD-SR: SPECIALTY RETAIL (4.B)

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

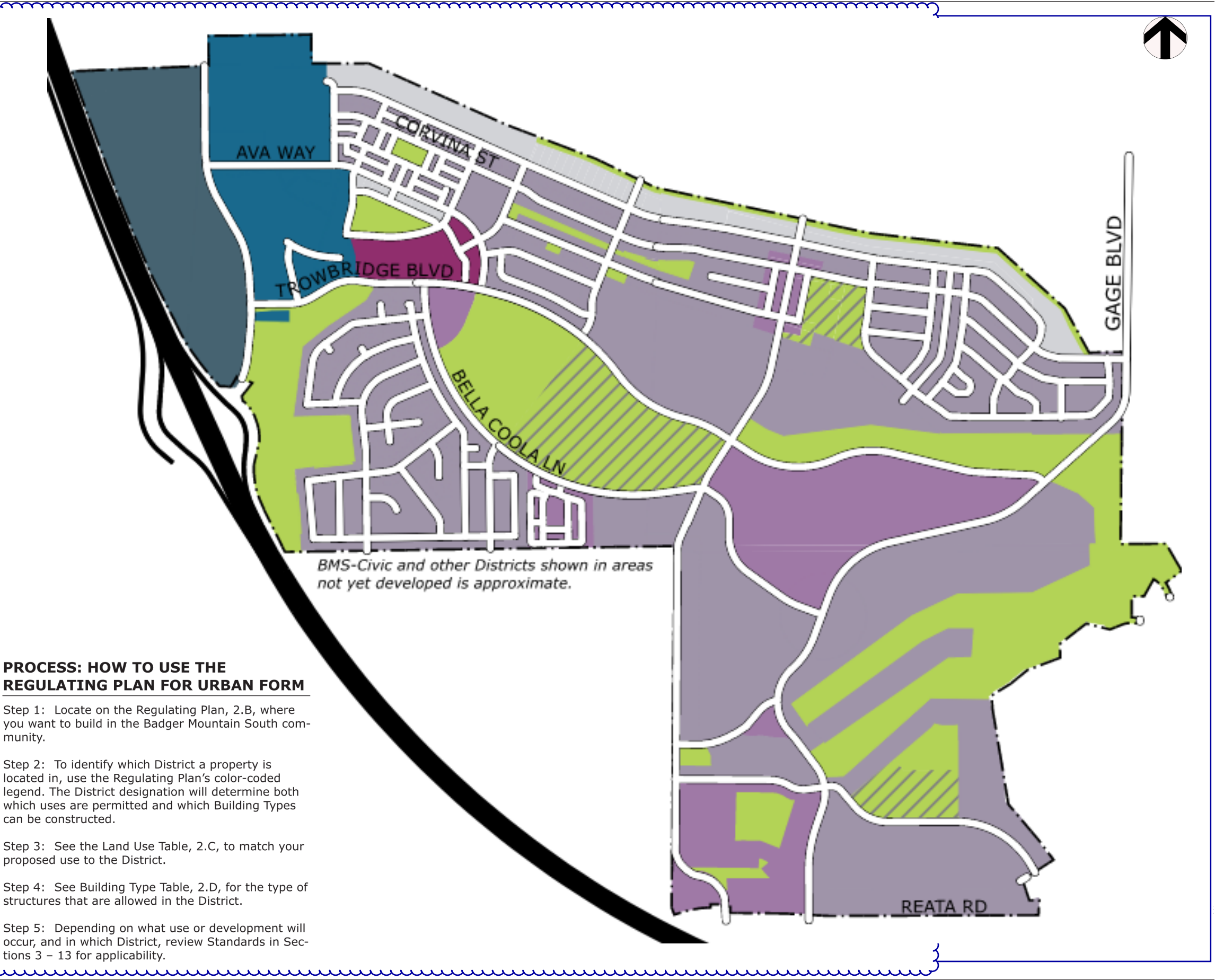
BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

BMS-SD-DR: DESTINATION RETAIL (4.D)

The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



PROCESS: HOW TO USE THE REGULATING PLAN FOR URBAN FORM

- Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.
- Step 2: To identify which District a property is located in, use the Regulating Plan's color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.
- Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.
- Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.
- Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 – 13 for applicability.

LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P		P	P	-	P-29	P	-	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P		-	-	-	P-29	-	P	-
	Accessory Unit	-	P-8		P-8	P-8	-	P-29	P	-	-
	Adult Family Home	-	-		P	P	-	P-29	-	-	-
Retail	Neighborhood Retail	P	P		-	-	-	P-29	P	P	P
	General Retail	P	P		-	-	-	P-29	P	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Services	P	P		-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments		P-14		-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-29	-	P-15	P-15
	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18	P-18
	Storage	-		P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging	P			-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Office	P	P		-	-	-	P-29	P	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P	P
Civic	Public Facilities	P	-		P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	-		P	-	P	P-29	P	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P		P		P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32	P-32
	Parking lots	P	P		-	-	P-29	P-29	P	P	P
	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

1. Multi-family housing includes the following Building Types – Live/Work; Commercial/Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.

a. Alley-access, Single-family Building Type is permitted.

2. Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.

3. Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.

4. Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units

5. Unused

6. Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.

7. Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.

8. One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.

9. Unused

10. When one part of a larger office-retail development.

11. When food or winery-related.

12. Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.
13. When totally enclosed within a building or in a Liner Building Type.

14. For areas other than those across the street from the BMS-VMU District: Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.

15. When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.

16. When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.

17. Within the East Market BMS-VMU District when located on an Arterial Collector Street; may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.

18. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.

19. In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.

20. A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).
21. Maximum lot size of 6 acres.

22. Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or permitted public amenities; and any identified impacts to adjacent properties have been adequately mitigated.

23. Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.

24. Vineyards including wine making facilities, enclosed storage and related production.

25. Micro facilities and nano facilities permitted as defined and regulated in RMC 23.62.

26. Must meet additional requirements of RMC 23.42.047 and any unique master site plan.

27. Subject to standards found in RMC 5.14.

28. When ancillary and seasonal to primary retail.

29. BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.

30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

31. Unused

32. When accessory to an adjacent use and subject to Section 11.C standards.

33. When co-developed with another facility.

LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes Table Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P		P	P	-	P-29	P	-	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	P	P
	Assisted Living/Nursing Home	P-7	P		-	-	-	P-29	-	P	-
	Accessory Unit (i.e. Accessory Dwelling Unit)	-	P-8		P-8	P-8	-	P-29	P	-	-
	Adult Family Home	-	-		P	P	-	P-29	-	-	-
Accessory Structure (i.e. detached garage, shop)			P		P	P					
Retail	Neighborhood Retail	P	P		-	-	-	P-29	P	P	P
	General Retail	P	P		-	-	-	P-29	P	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Services	P	P		-	-	-	P-29	P-11	P	P
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	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18	P-18
	Storage		-	P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging		-		-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Office	P	P		-	-	-	P-29	P	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P	P
Civic	Public Facilities	P	P		P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	P		P	-	P	P-29	P	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P		P	P	P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32	P-32
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	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply, pursuant to

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

1. ~~Multi family housing includes the following Building Types – Live/Work; Commercial/ Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.~~
~~a. Alley access, Single family Building Type is permitted.~~

2. Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.

3. Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.

4. Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units

5. Unused

6. ~~Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.~~ Unused

7. ~~Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.~~ Unused

8. One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply. as a part of

9. Unused

10. When one part of a larger office-retail development.

11. When food or winery-related.

12. Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.
13. ~~When totally enclosed within a building or in a Liner Building Type.~~

14. ~~For areas other than those across the street from the BMS-VMU District.~~ Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.

15. When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.

16. When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.

17. ~~Within the East Market BMS-VMU District when located on an Arterial Collector Street, may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.~~ Unused

18. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.

19. In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/ or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.

20. A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).
21. Maximum lot size of 6 acres.

22. Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated. connection with uses

23. Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.

24. Vineyards including wine making facilities, enclosed storage and related production.

25. ~~Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62.~~ Unused

26. Must meet additional requirements of RMC 23.42.047 and any unique master site plan.

27. Subject to standards found in RMC 5.14.

28. When ancillary and seasonal to primary retail.

29. BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.

30. ~~Block Parks,~~ Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

31. Unused

32. When accessory to an adjacent use and subject to Section 11.C standards.

33. When co-developed with another facility.

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections 11-13.

X = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

2.E BUILDING TYPE EXAMPLES

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
1. Civic/Community/Institutional Facilities (8.D)	X	X	X		X	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts.		
2. Neighborhood Goods & Services Buildings (8.E)	X	X						
3. Commercial / Mixed-Use / Liner (8.F)	X	X						
4. Live/Work Building (8.G)	X	X						
5. Stacked Unit Building (Apartment) (8.H)	X	X						
6. Row House (8.I)	X	X						
7. Courtyard Housing (8.J)		X	X		-P			
8. Mansion Apartment (3 - 6 Plex) (8.K)		X	X		-P			
9. Paired House (Duplex) (8.L)		X	X		-P			
10. Cottage Court (8.M)		X	X		-P			
11A. Single Family House - Alley Access Garage (8.N)		X	X	X	-P			
11B. Single Family House - Street Access Garage (8.O)			X	X	-P			
12. Accessory Unit (8.P)		X	X	X	-P			



1. Civic/Community/Institutional



2. Neighborhood Goods & Services



3. Commercial / Mixed-Use / Liner



4. Live/Work Building



5. Stacked Unit Building (Apartment)



6. Row House



7. Courtyard Housing



8. Mansion Apartment



9. Paired House (Duplex)



10. Cottage Court



11. Single Family House



12. Accessory Unit

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

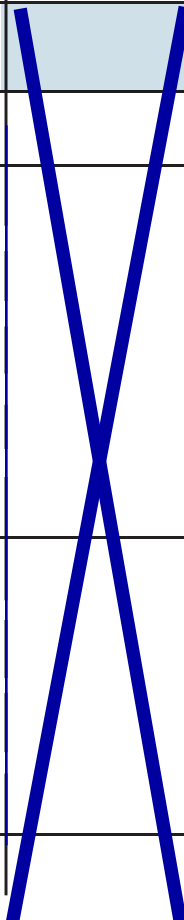
Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections 11-13.

A X = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
Civic/Community/Institutional Facilities (8.D)		A	A		A	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts. Commercial Districts and Projects		
Neighborhood Goods & Services Buildings (8.E)		A						
Commercial / Mixed-Use / Liner (8.F)								
Live/Work Building (8.G)								
Stacked Unit Building (Apartment) (8.H)								
Row House (8.I)								
Courtyard Housing (8.J)		A	A		-P			
Mansion Apartment (3 - 6 Plex) (8.K)								
Paired House (Duplex) (8.L)								
Cottage Court (8.M)								
Single Family House Alley Access Garage (8.N) (8.N or 8.O) and Accessory Dwelling Units (8.P)		A	A	A	-P			

2.E BUILDING TYPE EXAMPLES



Civic/Community/Institutional (8D)



Neighborhood Goods & Services (8E)



Commercial / Mixed-Use / Liner (8F)



Live/Work Building (8G)



Stacked Unit Building (Apartment) (8H)



Row House (8I)



Courtyard Housing (8J)



Mansion Apartment (8K)



Paired House (Duplex) (8L)



Cottage Court (8M)



Single Family House (8N/O)



Accessory Unit (8P)



**URBAN FORM
STANDARDS FOR
DISTRICTS
OTHER THAN SPECIAL DISTRICTS**

3

Section 3 identifies the Urban Form Standards for Districts within the Badger Mountain South community other than Special Districts. [\(which are included in Section 4\)](#)

3.A Introduction - Urban Form Standards for Districts.....3-2

~~3.B BMS Village Mixed Use District (BMS-VMU).....3-3~~

~~3.C BMS Neighborhood Collector District (BMS-NC).....3-4 to 3-5~~

3.D BMS Neighborhood General District (BMS-NG).....3-6

3.E BMS Neighborhood Edge District (BMS-NE).....3-7

3.F BMS Civic District (BMS-CIVIC).....3-8

3.A INTRODUCTION - URBAN FORM STANDARDS FOR DISTRICTS

The Urban Form Standards for Districts section identifies the District development standards for five of the Districts in Badger Mountain South. Not included here are the standards for the three Special Districts which are found in Section 4.

The Urban Form Standards for Districts are established to provide the Badger Mountain South community with distinctive neighborhoods as reflected by the physical form of the built environment. They are differentiated by type of buildings permitted, building height, intensity and use. As such, these standards “set the table” in each District for the buildings to be constructed there.

The Urban Form Standards for Districts are used in addition to the Building Type Standards found in Section 8. Since the District standards found here are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

The Urban Form Standards for Districts section identifies specific descriptions for each of the following:

- 1. District Intent
- 2. Building Placement
- 3. Building Profile and Type
 - a. Building Height
 - b. Allowed Building Types
 - c. Allowed Frontage Types
- 4. Parking

Exceptions

In some cases, it may be necessary to relax specific standards for residential development, including but not limited to setbacks and build-to lines, to address unusual site characteristics such as topography, non-rectangular lots, or lots fronting cul-de-sacs. Such deviations may be considered during the platting process; notes shall be included on the face of the recorded plat which will supersede the LUDR for the specified standard only.

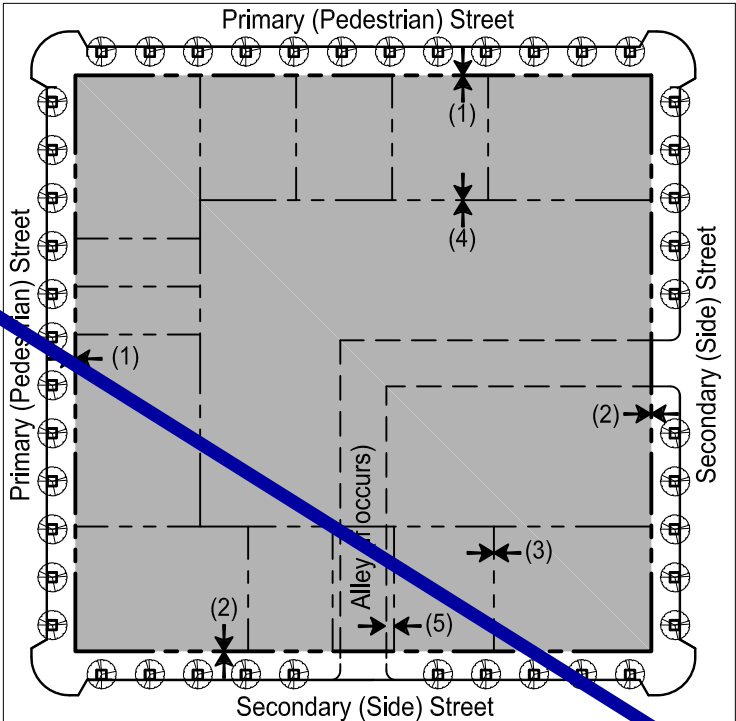
URBAN FORM DISTRICT SUMMARY				
BMS-VMU (3.B)	(3.C.A and 3.C.B) BMS-NC (3.C)	BMS-NG (3.D)	BMS-NE (3.E)	BMS-CIVIC (3.F)
There is a Village Mixed-Use District in Badger Mountain South. It is designed to contain a variety of Neighborhood Commercial uses, and residential uses in Mixed-Use, Live/Work, Stacked Units and Row House buildings.	The Neighborhood Collector District is designed to permit a variety of housing options and neighborhood-scale commercial Mixed-Uses.	The Neighborhood General District allows primarily Single-family detached homes in a variety of configurations. Also permitted are smaller-scaled Multi-family Building Types.	The Neighborhood Edge District permits detached Single-family residences and related uses that are compatible and common to Single-family houses.	The Civic Districts are the areas where schools, parks, trails, open space and other public and community facilities are located.
				



Illustrative Photo: Mixed-Use Streetscape

1. VILLAGE MIXED-USE DISTRICT / COMMERCIAL AND MULTI-FAMILY ONLY INTENT

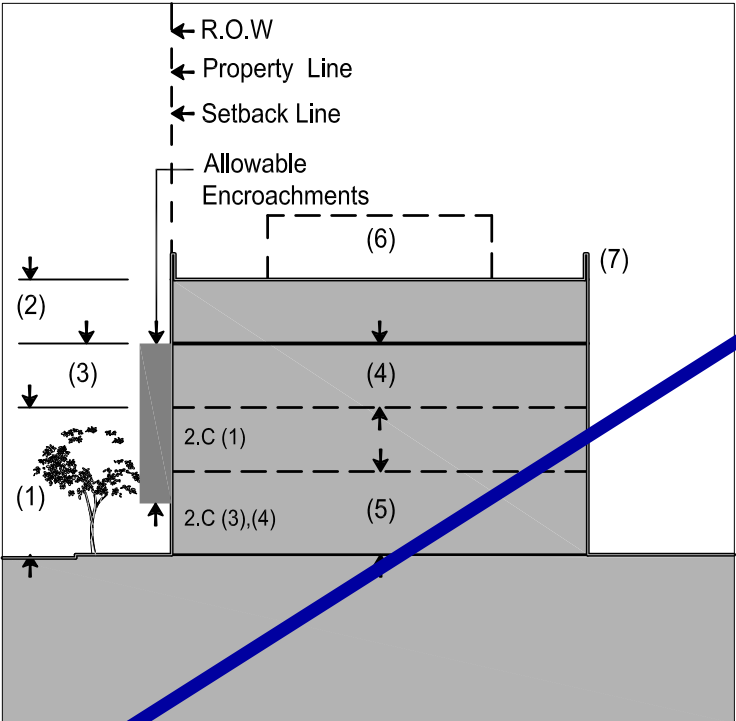
The Village Mixed-Use District is located in the Badger Mountain South community located along the primary Arterial Collector Streets running east-west and north-south. The intent of this District is to create an active, economically vital, pedestrian-oriented environment where people can shop, work, play and live. Urban Building Types line the blocks providing a variety of ground floor retail, commercial, office uses and upper levels of Multi-family housing, as well as Live/Work, Stacked Units and Row House housing options.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

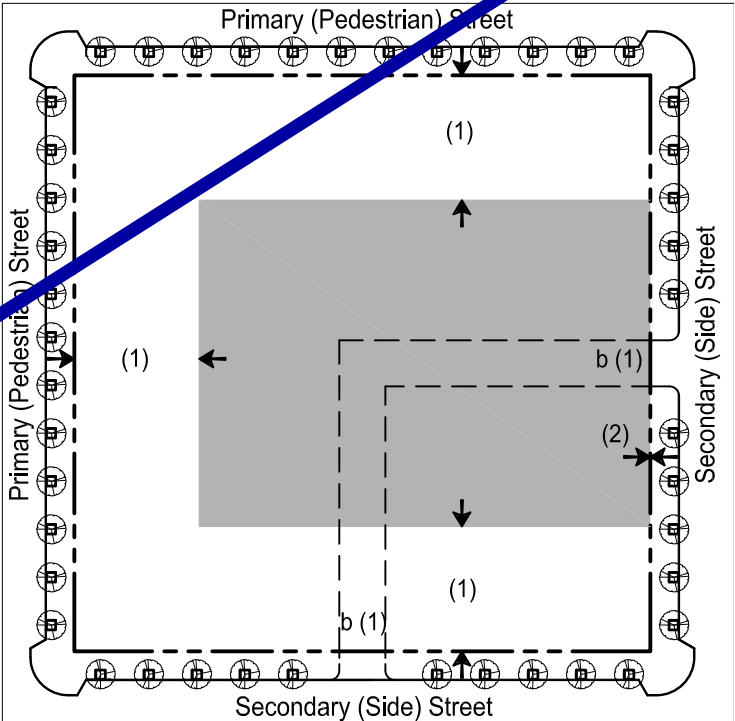
- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line: 0 ft.
 - (2) Side Street Setback: 0 ft.
 - (3) Side Yard Setback: 0 ft.
 - (4) Rear Setback: 0 ft.
 - (5) Alley Setback (if provided): 4 ft. *
- * Alley setback shall be measured from edge of Alley easement.
- b. Percentage of Building Facade at Build-to-Line**
- (1) Doors along the building facade are allowed to be recessed in alcoves and are not included in percentage calculation.
 - (2) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for Build-to-Line percentage calculations.
 - (3) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Minimum Height: 24' as measured by RMC
 - (2) Maximum Height: 50' as measured by RMC
 - (3) The maximum height shall be reduced to 3 Stories in the following conditions:
 - i. Buildings adjacent to outdoor Civic Spaces, such as Plaza, where solar access would be reduced.
 - (4) If ground floor commercial space is provided, the ground floor ceiling shall be a minimum of 12 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
 - (5) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed.
 - (6) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- (1) Civic/Community/Institutional Facilities (8.D)
 - (2) Neighborhood Goods and Services Building (8.E)
 - (3) Commercial / Mixed-Use / Liner (8.F)
 - (4) Live / Work Building (8.G)
 - (5) Stacked Unit Building (on Secondary Streets only)(8.H)
 - (6) Row House (on Secondary streets only) (8.I)
- c. Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (Residential only) (9.G)
 - (6) Stoop (Residential only) (9.H)
 - (7) Greenbelt (9.F)



Parking Placement Diagram (Plan View)

4. PARKING

- a. Parking Placement**
- On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) On-site parking shall be placed behind the building and screened from view from the Primary (Pedestrian) Streets. Parking lots may only be open (i.e. not behind a building) on one Secondary Street frontage.
 - (2) Surface parking shall be screened from Secondary (Side) Streets by landscaping per 11.C.7.c. or by fencing with landscaping. See section 13.A.2 for fencing standards.
- b. Parking Access**
- (1) Primary (Pedestrian) Streets shall be uninterrupted by vehicles to the maximum extent possible. Parking shall be accessed only from Secondary Streets or from Alleys accessed from Secondary Streets.
- c. Minimum Parking Quantity Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of building area
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area
 - ii. ≥ 2,500 SF = 1 space per 1,000 SF of bldg. area
 - (3) Residential Parking Requirements:
 - i. 1 space per unit
 - ii. 1 space per 2 units is required for Affordable or Senior Housing units.
 - (4) On-street parking can be used in parking calculation using criteria outlined in RMC 23.54.
- d. Miscellaneous**
- (1) See Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



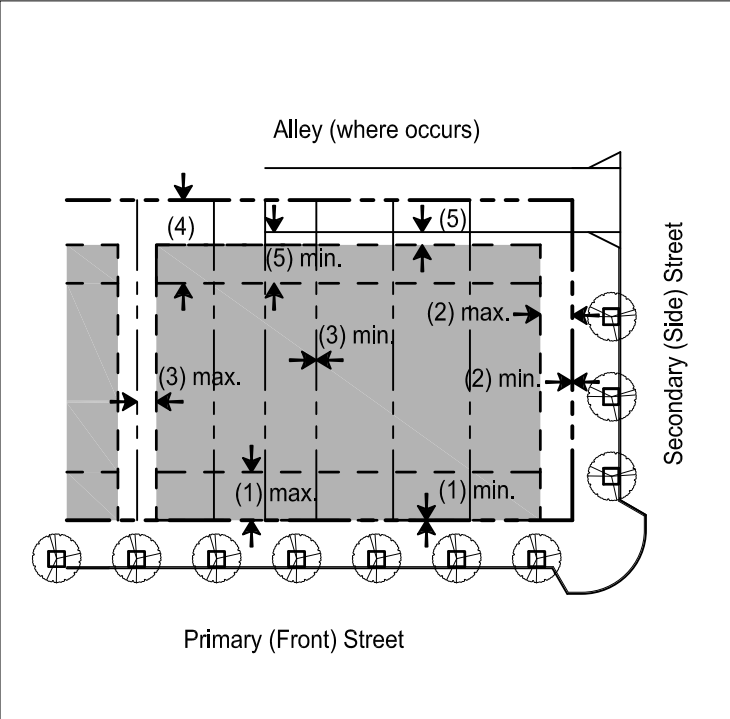
Illustrative Photo: Neighborhood Mixed-Use and Live/Work Units

1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

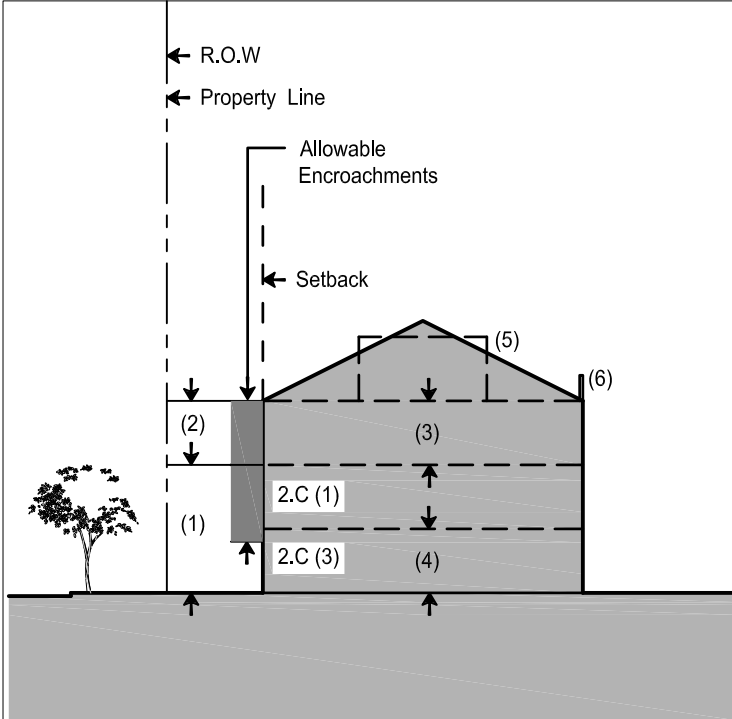
Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

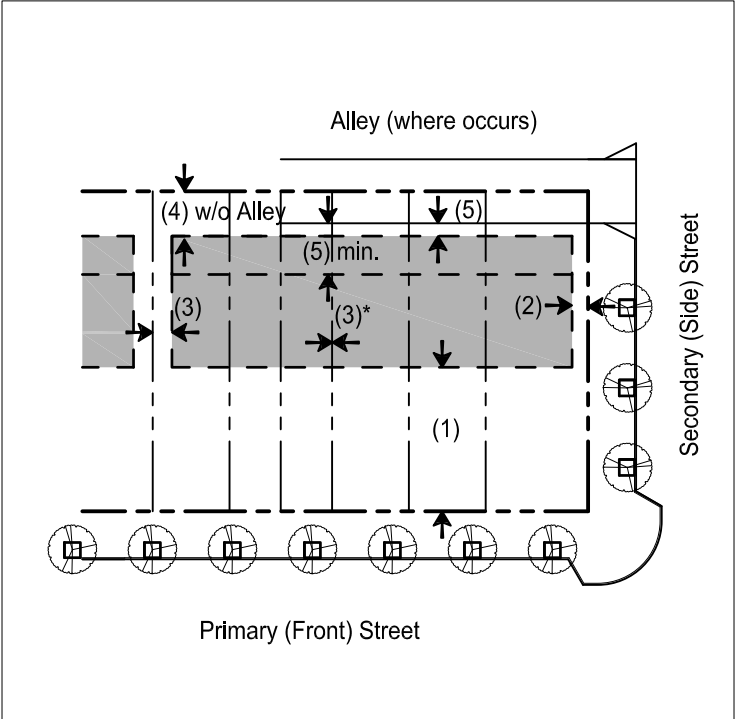
- a. **Setbacks** (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram. Parking garages shall be placed per item 4a. Parking Placement.
- (1) Front Build-to-Line: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (2) Side Street Setback: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (3) Side Yard Setback: 0 ft. min.
 - (4) Rear Setback (w/o Alley): 15 ft. min.
 - (5) Alley Setback: 4 ft. OR 16 ft. min.*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. **Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: 60% min.
 - (2) Secondary Street or Civic Space: 60% min.
 - (3) Doors along the building facade are allowed to be recessed in alcoves.
 - (4) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for build to line percentage calculations.
 - (5) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. **Encroachments**
Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (ROW): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories** *measured as defined in RMC.*
- (1) Maximum Height: 35 ft. as defined in RMC.
 - (2) If ground floor commercial space is provided, the ground floor ceiling shall be a min. of 10 ft. clear height as measured from finished floor slab to underside of finished ceiling.
 - (3) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed *within the attic space.*
 - (4) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. **Allowed Building Types**
Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities | (8.D) |
| (2) Neighborhood Goods and Services Building | (8.E) |
| (3) Commercial / Mixed-Use / Liner Building | (8.F) |
| (4) Live / Work Building | (8.G) |
| (5) Stacked Unit Building (Apartment) | (8.H) |
| (6) Row House | (8.I) |
| (7) Courtyard Housing | (8.J) |
| (8) Mansion Apartment | (8.K) |
| (9) Paired House (Duplex) | (8.L) |
- c. **Allowed Frontage Types**
Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|----------------------------------|-------|
| (1) Storefront (commercial only) | (9.B) |
| (2) Gallery | (9.D) |
| (3) Arcade | (9.C) |
| (4) Forecourt | (9.E) |
| (5) Porch | (9.G) |
| (6) Stoop | (9.H) |
| (7) Greenbelt | (9.F) |



Parking Placement Diagram (Plan View)

4. PARKING

- a. **Parking Placement**
On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) Front setback: 50% lot depth
 - (2) Side street setback: 5 ft. min.
 - (3) Side yard Setback: 0 ft. min.*, or 6 ft. min.
* Requires 10 ft. min. separation to building on adjacent parcel or zero lot line /partywall condition.
 - (4) Rear Setback: 15 ft. min.
 - (5) Alley Setback: 4ft. OR 16 ft. min.
- b. **Parking Access**
- (1) Parking shall be accessed from rear Alleys.
 - (2) For commercial building sites without Alleys, parking shall be accessed from a Secondary Street.
- c. **Minimum Parking Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of bldg. area.
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area.
 - ii. =>2,500 SF = 1 space per 1,000 SF of bldg. area.
 - (3) Minimum Residential Parking Requirements:
 - i. 1 space per unit.
 - ii. Minimum 1 space per 2 units provided for Affordable or Senior Housing units.
 - iii. Outside parking/storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or designated Neighborhood or Community Storage Areas.
- d. **Miscellaneous**
- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



Illustrative Photo: Single-Family Houses and Local Park

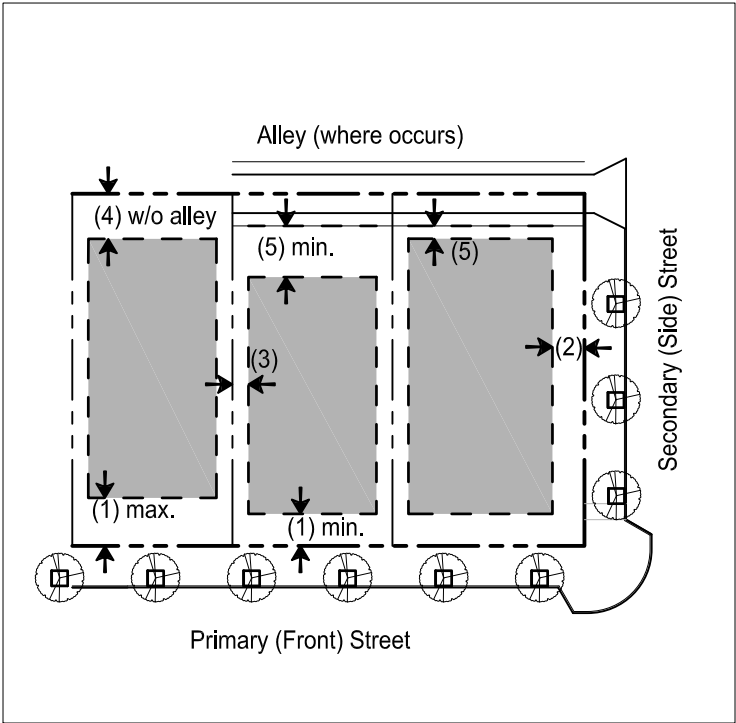
1. NEIGHBORHOOD COLLECTOR DISTRICT / SINGLE FAMILY ONLY INTENT

This Section provides Urban Form Standards for Single Family Residential uses in the BMS-NC District. Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District.

(4) Accessory Structures are allowed subject to the following:

- a. Accessory structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
- b. Accessory structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
- c. Detached accessory structures in BMS-NC, see RMC 23.38.020

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

a. Setbacks (as measured from the property line)

Buildings shall be placed within the shaded area as shown in the building placement diagram.

- (1) Front Build-to-Line: *** 10 ft. min.; 20 ft. max.
- (2) Side Street Setback: 10 ft. min.
- (3) Side yard Setback: 5 ft. min. **
- (4) Rear Setback: 15 ft. min.
- (5) Alley Setback: 4 ft. OR 16 ft. min.*

* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).

** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.

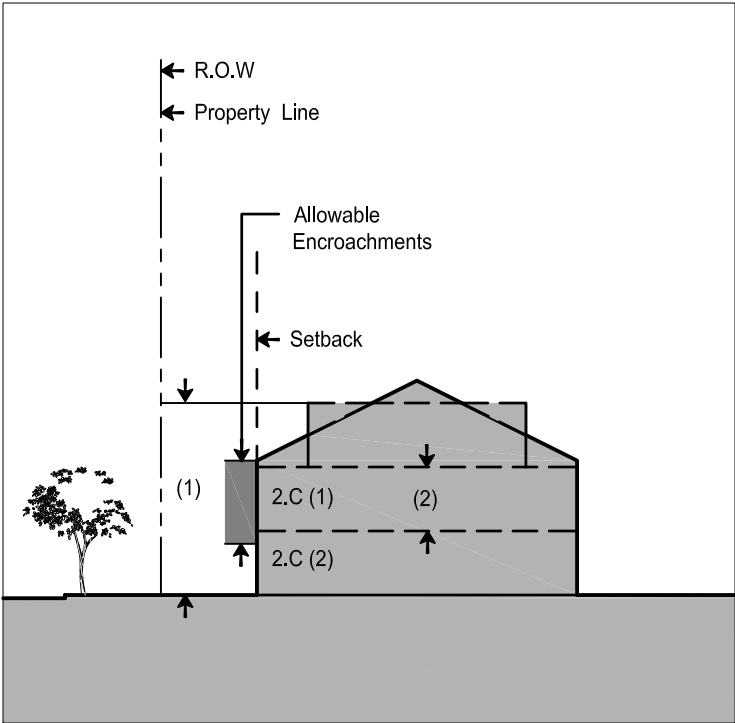
b. Min. Percentage of Building Facade at Build-to-Line:

- (1) Primary Street: None
- (2) Secondary Street or Civic Space: None

c. Encroachments

Encroachments are allowed subject to the following criteria:

- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
- (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- (1) Maximum Height: 35 ft. as ~~defined~~ ^{measured} in RMC.

b. Allowed Building Types

Refer to Section 8 for Building Type standards.

- (1) Single-Family House - Alley Access (8.N)
- (2) Single-Family House - Street Access (8.O)
- (3) Accessory Unit (8.P)

~~*Only when located in a Local Park~~

c. Allowed Frontage Types

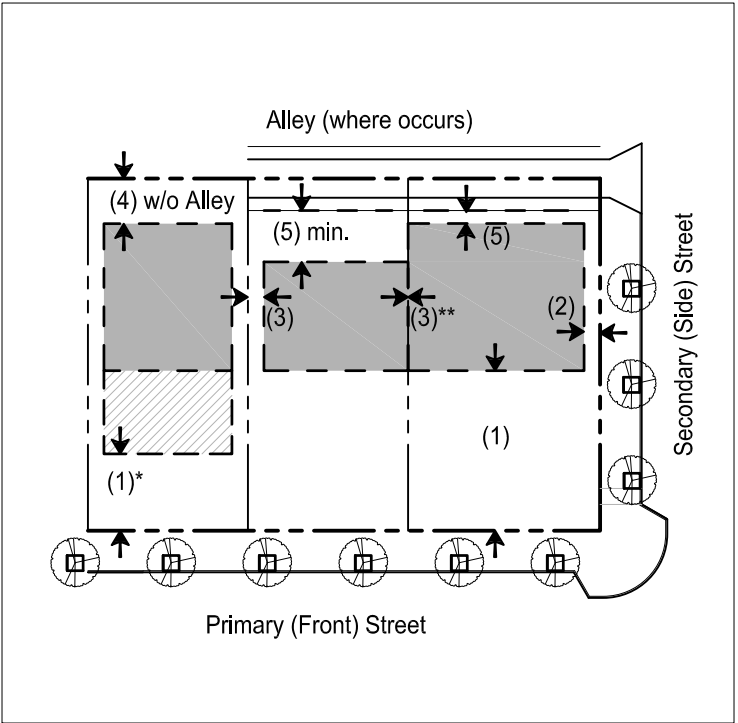
Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.

- (1) Forecourt (9.E)
- (2) Greenbelt (9.F)
- (3) Porch (9.G)
- (4) Stoop (9.H)

4. PARKING

a. Parking Access

- (1) Parking shall be accessed from rear Alleys, if provided.
- (2) Parking access from street must meet Block Standards set forth in Section 7.C and Building Type standards in Section 8.O Single-Family House-Street Access.



Parking Placement Diagram (Plan View)

b. ~~c~~ Parking Requirements

- (1) Residential Parking Requirements:
 - i. 1 space per unit minimum.
 - ii. 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- (2) Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- (4) The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d~~ Miscellaneous

- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
- (3) For street access lots with rear yards facing a collector street, a five-foot minimum landscape tract shall be located between the rear property line and the collector street. The block length shall be a minimum of 300 feet. The tract shall be planted per 11.C.7.c. See Building Placement Diagram (rear yard facing collector street).



Illustrative Photo: Single-Family Houses and Local Park

1. NEIGHBORHOOD GENERAL DISTRICT INTENT

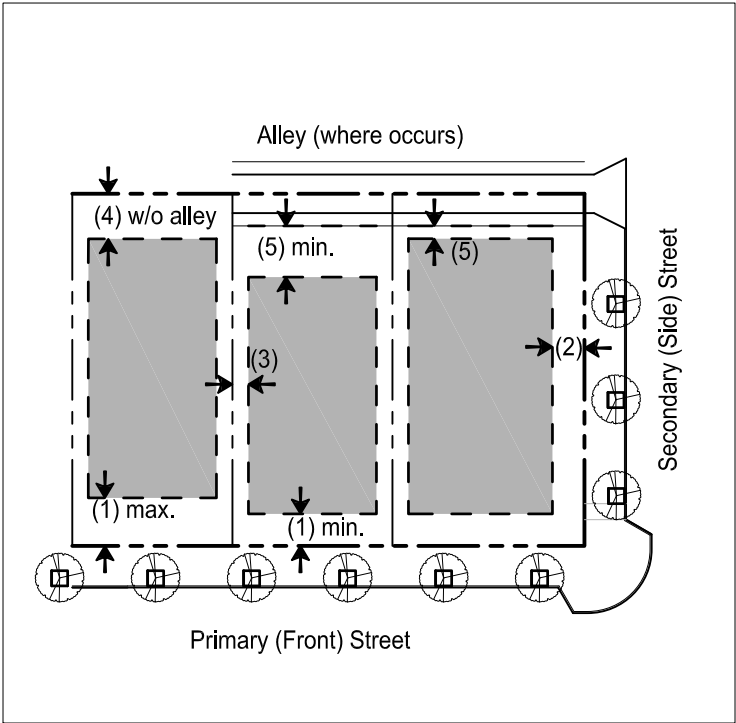
The Neighborhood General (BMC-NG) District comprises the majority the Badger Mountain South community. This District is primarily residential in character. A variety of housing options are provided to meet the needs of the community. The residents of these Districts are within walking distance of schools, parks, trails and commercial centers supporting the vision of the community.

Single-family houses are accommodated on a variety of lot sizes allowing a range of housing options from cottages to large detached structures. Smaller-scale Multi-family housing options such as Mansion Apartments, Duplexes and Courtyard Housing, are also accommodated when certain siting conditions are met.

Additional housing units are permitted in this District through the use of Accessory Units.

Dwelling

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



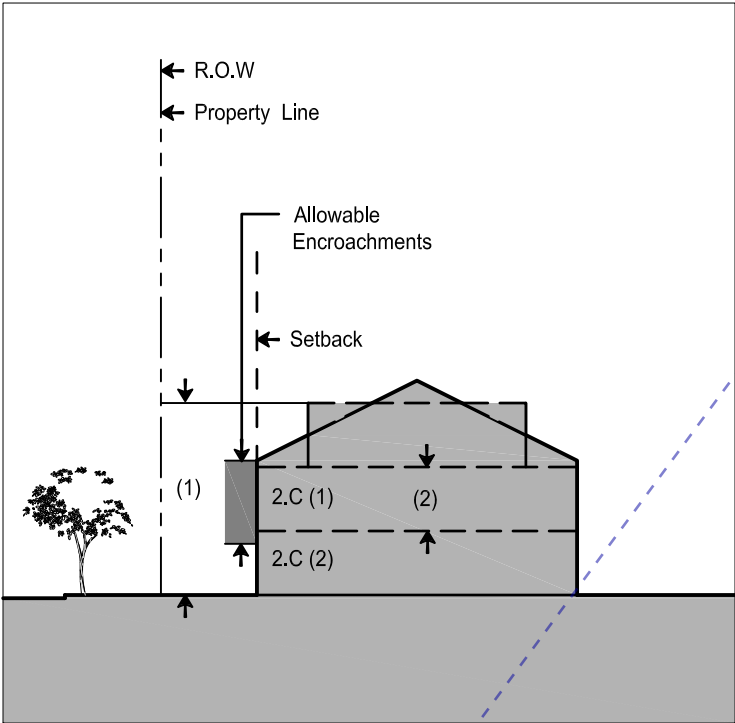
Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- | | |
|-----------------------------|--------------------------|
| (1) Front Build-to-Line:*** | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | 10 ft. min. |
| (3) Side yard Setback: | 5 ft. min. ** |
| (4) Rear Setback: | 15 ft. min. |
| (5) Alley Setback: | 4 ft. OR 16 ft. min.* |
- * Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).
- ** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.

- b. **Min. Percentage of Building Facade at Build-to-Line:**
- | | |
|--------------------------------------|------|
| (1) Primary Street: | None |
| (2) Secondary Street or Civic Space: | None |

- c. **Encroachments**
- Encroachments are allowed subject to the following criteria:
- The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: 30 ft. as ^{measured} defined in RMC.
- b. **Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities * | (8.D) |
| (2) Courtyard Housing | (8.J) |
| (3) Mansion Apartment | (8.K) |
| (4) Paired House (Duplex) | (8.L) |
| (5) Cottage Court | (8.M) |
| (6) Single-Family House - Alley Access | (8.N) |
| (7) Single-Family House - Street Access | (8.O) |
| (8) Accessory Unit | (8.P) |
- * Only when located in a Local Park
- c. **Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|---------------|-------|
| (1) Forecourt | (9.E) |
| (2) Greenbelt | (9.F) |
| (3) Porch | (9.G) |
| (4) Stoop | (9.H) |

4. PARKING

- a. **Parking Access**
- (1) ~~(2)~~ Parking shall be accessed from rear Alleys, if provided.
- (2) ~~(3)~~ Parking access from street must meet Block Standards set forth in Section 7.C.4 and Building Type standards in Section 8.O Single-Family House-Street Access.

- (9) Accessory Structures are allowed subject to the following:
- Accessory structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - Accessory structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
 - Detached accessory structures in BMS-NG, see RMC 23.38.020.

b. ~~c.~~ **Parking Requirements**

- Residential Parking Requirements:
 - 1 space per unit minimum.
 - 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d.~~ **Miscellaneous**

- For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- Parking and aisle dimensions per City of Richland standards - see RMC 23.54.



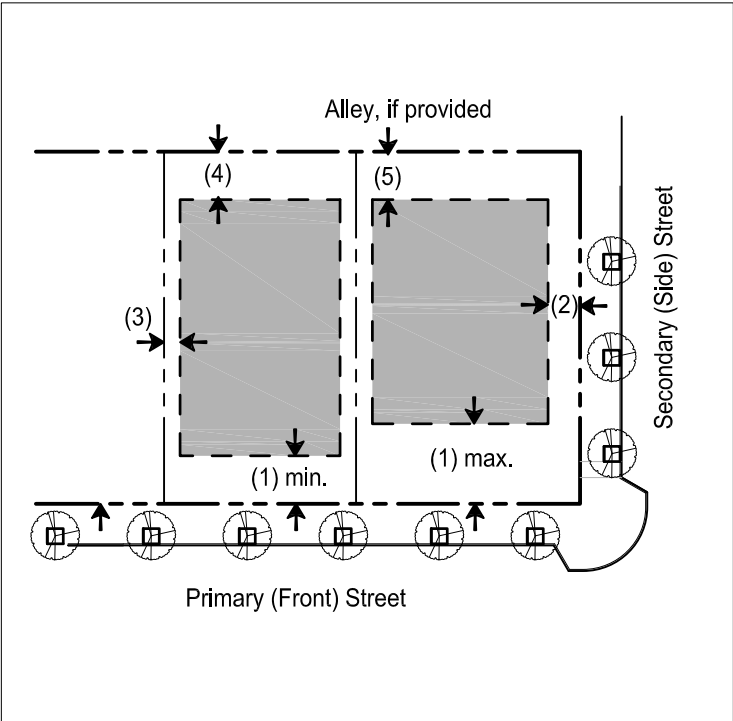
Illustrative Photo: Single Family Homes fronting on Open Spaces

1. NEIGHBORHOOD EDGE DISTRICT INTENT

The Neighborhood Edge (BMC-NE) District is solely residential in character. The houses and lots in this District tend to be a larger scale than the Neighborhood General District. These Districts are typically located along the periphery of the community.

Single-family houses and lots are provided in a range of sizes up to large custom homes on 1/4 to 1 acre lots. Houses are typically accessed by streets, on lots without Alleys. Lots are larger to accommodate front street access driveways. Setbacks are deeper to create a more verdant character.

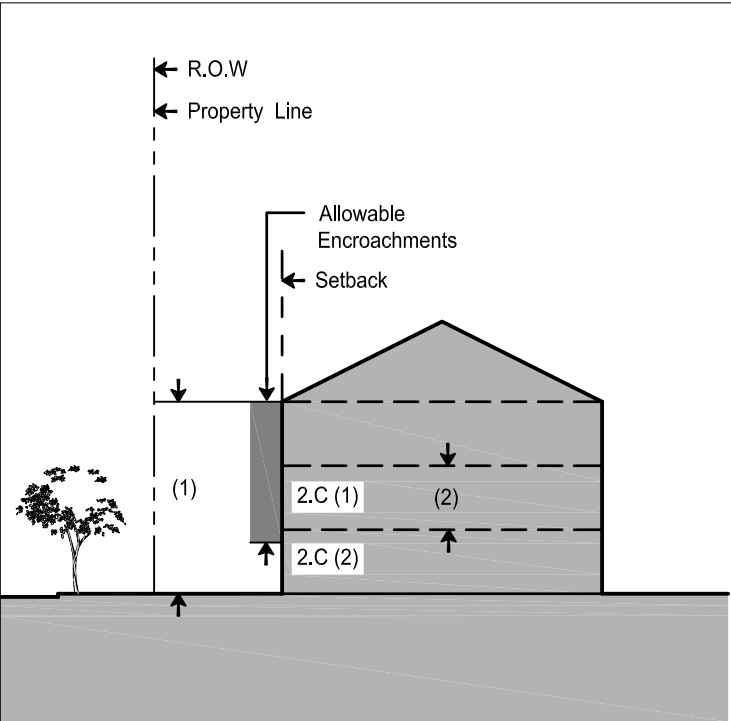
*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line*** 15 ft. min.; 35 ft. max. *
* Maximum setback does not apply to lots => 1/4 acre.
 - (2) Side Street Setback: 10 ft. min.
 - (3) Side yard Setback: 6 ft. min.
 - (4) Rear Setback: 15 ft. min. **
** For lots in the BMS-NE District that border commercial orchards active at the time these development standards are adopted, no residential structures or swimming pools shall be located within 150 feet, measured from the rear property line, bordering such uses. If active agricultural uses cease, then this requirement shall no longer apply.
 - (5) Alley Setback: 4 ft. OR 16 ft. min. (if provided)*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. Min. Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: None
 - (2) Secondary Street or Civic Space: None
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Maximum Height: 30 ft. as ~~defined~~ ^{measured} in RMC
- b. Allowed Building Types**
- Refer to Section 8 for Building Type definitions and standards.
- (1) Single-Family House - Alley Access (8.N)
 - (2) Single-Family House - Street Access (8.O)
 - (3) Accessory Unit (8.P)
- (4)** An Accessory Storage Structure is allowed on lots .25 acre or greater if the following conditions are met:
- (i) ~~(1)~~ The maximum size, per floor, of the Accessory Storage Structure shall be less than 60% of the square foot footprint of the corresponding floor of the principal structure;
 - (ii) ~~(2)~~ The design and massing of the Accessory Storage Structure shall be compatible with the principal structure;
 - (iii) ~~(3)~~ The maximum width of the Accessory Storage Structure shall be no greater than the width of the principal structure;
 - (iv) ~~(4)~~ Maximum number of stories permitted is 2, but in all cases not taller than the principal structure;
 - (v) ~~(5)~~ The Accessory Storage Structure is located in the rear yard and meets all side yard setback requirements.
- c. Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)

4. PARKING

- a. Parking Access**
- (1) Parking may be accessed from streets.
 - (2) Parking may be accessed by Alleys, if provided.
- b. Parking Requirements**
- (1) Residential Parking Requirements: 1 space per unit minimum.
 - (2) Maximum 3 car garage door frontage.
 - (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- (5) Accessory Structures are allowed subject to the following:**
- a. Accessory structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - b. Accessory structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
 - c. Detached accessory structures in BMS-NE, see RMC 23.38.020



Illustrative Photo: Playground in Local Park

1. CIVIC DISTRICT INTENT

The Civic District contains all of the open space in the Badger Mountain South community, as well as the schools, civic and community facilities located throughout the neighborhoods. This District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community. This District provides both passive and active open space areas supporting a variety of activities and uses. It also contains the trail network providing a pedestrian scale, walkable, safe, and healthy means of travel throughout the site.

Buildings in this District are primarily intended for Civic, Community or Institutional uses. These built structures may include playgrounds, picnic shelters, bathroom facilities, and open space maintenance structures, as well as significant institutional, community and civic buildings. Due to the wide range of buildings with unique disposition and configurations, some of the typical Urban Form Standards for Districts do not apply to this District.

Refer to Section 5 Civic Space Standards for Open Space Standards within this District.



Illustrative Photo: School / Institutional Facility

2. BUILDING PLACEMENT

- a. Setbacks*** (as measured from the property line)
- | | |
|--------------------------|--------|
| (1) Front Build-to-Line: | None * |
| (2) Side Street Setback: | None * |
| (3) Side yard Setback: | None * |
| (4) Rear Setback: | None * |
| (5) Alley Setback: | None * |
- *Civic sites are often located along the BMS Trail and Greenbelt open space network, [see 5.B for Greenbelt locations and 5.K for Trail layout](#). When a trail is shown on a proposed Civic site, buildings must be setback to allow the continuation of the trail through the property, [see 5.L 5.K for Trail Type standards](#). When adjacent sites also contain a Greenbelt, the minimum building setback shall match the dimension of the Greenbelt, [see 5.H. 5.F.](#)
- b. Min. Percentage of Building Facade at Build-to-Line:**
- | | |
|----------------------------------|------|
| Primary Street: | None |
| Secondary Street or Civic Space: | None |
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves, flags and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. See RMC 5.14.



Illustrative Photo: Community Building

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- ^{measured}
- (1) Maximum Height: 40 ft. as ^{measured} defined in RMC when adjacent to Neighborhood General District (BMS-NG).
 - (2) Maximum Height: 40 ft. as ^{measured} defined in RMC when adjacent to ~~Village Mixed Use (BMS-VMU) and Neighborhood Collector (BMS-NC) Districts.~~
 - (3) If ground floor community space is provided, the ground floor ceiling shall be a minimum of 10 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
 - (4) For flat roofs, rooftop equipment may exceed the height limit by 10 ft, provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed within the attic space.
 - (5) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
 - (6) Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.
- b. Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- (1) Civic/Community/Institutional Facilities (8.D)
- c. Allowed Frontage Types**
- Frontage Types do not apply in Civic Districts.



Illustrative Photo: Civic Building

4. PARKING

- a. Parking Placement**
- | | |
|--------------------------|--------------|
| (1) Front setback: | Not allowed. |
| (2) Side street setback: | 15 ft. min. |
| (3) Side yard Setback: | 15 ft. min. |
| (4) Rear Setback: | 15 ft. min. |
- b. Parking Requirements**
- (1) Parking Requirements: Maximum 3 spaces per 1,000 SF of bldg. area.
 - (2) Within the Greenway Parks only, on-site parking shall be allowed for Civic space uses that may not be associated with a building; total parking quantity to be determined by user demand. Available on-street parking within 600 feet of the proposed use must be counted towards satisfying the parking demand.
 - (3) Parking requirements for Public Parks shall be as required ~~per the City of Richland Parks, Trails and Open Space Master Plan.~~ ^{by the City of Richland.}
 - (4) Parking requirements for schools shall be as required per the respective school authorities.
- c. Miscellaneous**
- (1) See Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



**SPECIAL
DISTRICT
STANDARDS**

4

Section 4 identifies the standards and requirements for each Special District within Badger Mountain South.

4.A	Introduction.....	4-2
4.B	Specialty Retail (BMS-SD-SR).....	4-2
4.C	Commercial Mixed-Use (BMS-SD-CMU).....	4-3
4.D	Destination Retail (BMS-SD-DR).....	4-3

4.A INTRODUCTION

This section of the LUDR identifies the Special District development standards. Special Districts are unique areas that by intent, function, disposition or configuration play an important role in establishing the vision of the Badger Mountain South community.

The Special Districts are identified in Section 2.B – Regulating Plan for Land Use and Urban Form, with the following color-legend:

- Special District - Specialty Retail (BMS-SD-SR)
- Special District - Commercial Mixed-Use (BMS-SD-CMU)
- Special District - Destination Retail (BMS-SD-DR)

Because of the unique nature of the Special Districts, development within these areas is guided by the intent, guidelines and/or standards as follows for each District.

Although the Special Districts are not regulated by Building Types, the Common Design Standards in Section 8.C are applicable to these Districts.

4.B BADGER MOUNTAIN SOUTH SPECIAL DISTRICT- SPECIALTY RETAIL (BMS-SD-SR)

SEE REGULATING PLAN FOR LOCATION



Illustrative Sketch: Birds-eye View of Specialty Retail Village

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- Provide a gathering place for group events, festivals and other community-wide activities;
- Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- Showcase innovative sustainable design features in both building and site design.



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard

2. SPECIALTY RETAIL DISTRICT STANDARDS

- Each building design should include sustainable features. Refer to Section 12 for Sustainable Standards.
- Buildings are encouraged to be sited to take advantage of views.
- Pedestrian connectivity between development sites shall be emphasized, the use of unique pavement or landscape treatments shall be encouraged.
- Spaces between buildings shall be considered for design purposes as common spaces to be shared among all users in the District and should be designed to function in this way, unless necessary for essential uses such as utility services, waste collection, or delivery services.
- Service areas shall be integrated into the building design to provide screening for equipment, recycling, trash and similar.
- Buildings may vary in height between one to three stories; daylight basements are not included in the story count. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. and no signage shall be permitted above street level.
- Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- Landscaping shall meet the Common and Commercial Landscape Standards in Section 11.
- Parking per Common Parking Standards, Section 13.D.
- See also Section 8.C for Common Design Standards for all Districts: Commercial Districts and Projects.



Illustrative Photo: Wine Cave Storage

4.C BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - COMMERCIAL MIXED-USE (BMS-SD-CMU)

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Restaurant Plaza / Urban Trail

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District -Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.



Illustrative Photo: Office above Retail Streetscape

2. SPECIAL DISTRICT-COMMERCIAL MIXED-USE STANDARDS

- a. Enhance pedestrian experience:
 - i. Entries: functional entries must enhance pedestrian experience by fronting onto public space.
 - ii. Sidewalks: Provide continuous sidewalks along all street frontages and between buildings and blocks.
 - iii. Plazas and common spaces: shall be provided with appropriate amenities including benches, trash and recycling containers and bike racks. Plazas shall be designed to create a unique development identity and are encouraged to also include public art. Refer to Section 5.E for Plaza standards.
 - iv. Maximize views to Badger Mountain.
- b. Signage, landscaping, and building architectural features will be complementary and will emphasize the District as the entryway to the City of Richland.
- c. Service areas shall be integrated into the building design to properly screen it from the center plaza and public streets. This includes areas for trash, recycling and equipment storage.
- d. Building Heights:
Four (4) stories with a maximum height limit of 55 ft.; daylight basements are not included in the story height. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. ~~At least 50 percent of the first story of building is dedicated to commercial space.~~
- e. Landscaping shall meet the Common and Commercial Landscape Standards, Section 11.
- f. Sustainable Standards per Section 12.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Other Site Improvements as appropriate and identified in Section 13.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all ~~Districts~~. [Commercial Districts and Projects](#).

4.D BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - DESTINATION RETAIL (BMS-SD-DR)

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Retail Plaza

1. SPECIAL DISTRICT -DESTINATION RETAIL INTENT

The Special District - Destination Retail (BMS-SD-DR) includes more than 80 acres west of Dallas Road at Interstate 82. The District is highly visible to motorists on the freeway and has direct access from the existing I-82 on-ramp.

It is the intent of the Special District - Destination Retail is to accommodate a wide variety of uses both for the community and for the region with an integrated development concept. Development may include an open air shopping village with large-scale retail, restaurants, hotels, entertainment and Mixed-Use, Multi-family housing.



Illustrative Photo: Cinema Complex

2. SPECIAL DISTRICT - DESTINATION RETAIL STANDARDS

- a. All standards of the BMS-SD-CMU District apply.
- b. When Mixed-Use development or Live/Work housing is provided, attention shall be given to provide appropriate residential amenities such as decks, gardens, and segregated open space restricted to the residential units.
- c. Internal circulation for the development as a whole within the District shall be considered in order to provide appropriate access to Dallas Road, safe pedestrian accommodation, adequate space for common areas including plazas or other seating, and the efficient use of parking.

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**CIVIC
SPACE
STANDARDS**

5

Section 5 describes regulations for the civic open space throughout the Badger Mountain South community.

5B. Illustrative Plan for
Civic Space Layout

5H. Other Open Space

5.A	Civic Space Introduction.....	5-2
5.B C	Greenway Parks.....	5-2
5.C D	Local Parks.....	5-3
5.D E	Plaza / Town Square.....	5-3
5.E F	Greenbelts.....	5-4
5.F G	Public Parks and School Open Space.....	5-4
5.G I	Trails Introduction.....	5-5
5.H J	Illustrative Plan For Trail Layout and Trail Types.....	5-5
5.I K	Trails.....	5-6

5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood, although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

5.B GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

- a. **Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

- a. **Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. **Size**
 - (1) Minimum: 40 acres
 - (2) Maximum: 50 acres

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Illustrative Photo: Secondary Trail in Greenway Park

c. General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

d. Standards

- (1) Minimum Width: 150 feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF – Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

- a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. **Size**
 - (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. **General Character**
 - (1) Vast primary open space running between town centers that serves the entire community.
 - (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
 - (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children’s play areas, a variety of active recreation and gardens.

d. Standards

- (1) Minimum Width: 150 Feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF – Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children’s playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

- a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. **Size**
 - (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. **General Character**
 - (1) Defining open space for the South Orchard Neighborhood.

5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have a minimum of 207 acres of open space, including open space in city parks. This calculation does not include school sites.

GREENBELTS

GREENWAY PARKS

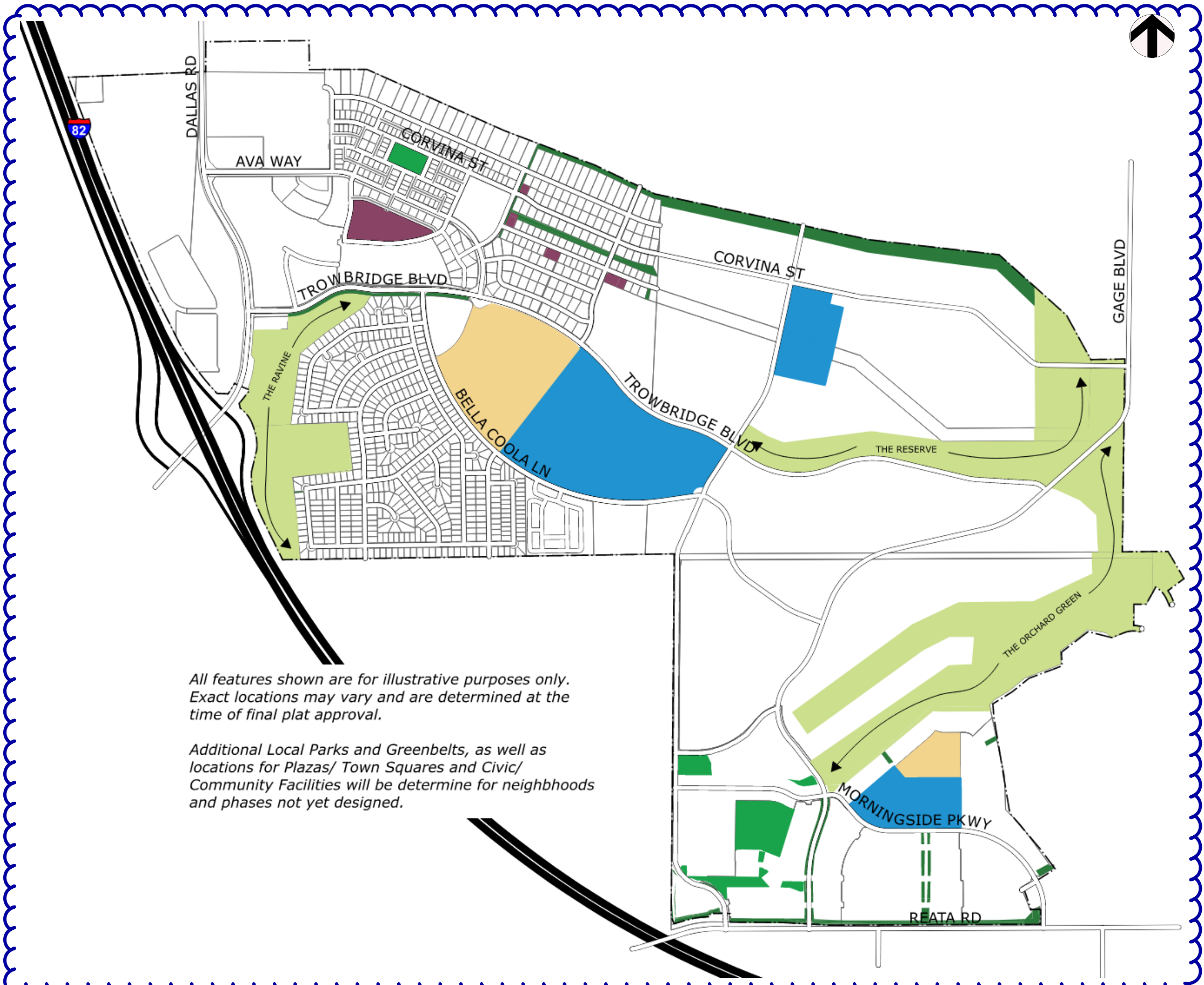
LOCAL PARKS

OTHER OPEN SPACE

PUBLIC PARKS

RESERVED SCHOOL SITE

5.B ILLUSTRATIVE PLAN FOR CIVIC SPACE LAYOUT





Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

a. Intent - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, ~~5.B~~. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (~~5.K~~), and Standards for Trails (~~5.L~~). ~~5.J~~
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

- a. Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 40 acres
 - (2) Maximum: 50 acres



Illustrative Photo: Secondary Trail in Greenway Park

~~b. c.~~ General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) ~~Extensive~~ trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

~~d. Standards~~

- (1) ~~Minimum Width: 150 feet~~
- (2) ~~Maximum Width: None~~

~~c. e.~~ Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF – Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

~~a. a.~~ **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

~~b. b.~~ **Size**

- (1) Minimum: ~~80 acres~~ 40 acres
- (2) Maximum: ~~90 acres~~ 50 acres

~~b. c.~~ General Character

- (1) Vast primary open space running between town centers that serves the entire community.
- (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
- (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children’s play areas, a variety of active recreation and gardens.

~~d. Standards~~

- (1) ~~Minimum Width: 150 Feet~~
- (2) ~~Maximum Width: None~~

~~c. e.~~ Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF – Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children’s playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

a. Location - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. Size

- (1) Minimum: ~~80 acres~~ 30 acres
- (2) Maximum: ~~90 acres~~ 40 acres

~~b. c.~~ General Character

- (1) Defining open space for the South Orchard Neighborhood.

- (2) Provides opportunity for orchards, vineyards, and other agricultural uses.
- (3) Provides grand entry corridor at the Badger Mountain South, south entrance.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation, gardens, and other agriculture.
- d. Standards

(1) Minimum Width: 150 Feet

(2) Maximum Width: None
- C. e. Additional Required Amenities:

(1) Minimum 5,000 LF - Primary Trail with lighting.

(2) Minimum 2,000 LF - Secondary Trail.

(3) Minimum 3,000 LF - Equestrian Trail.

(4) Site Furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards

(5) (200) shrubs

(6) (150) 1-1/2" cal. shade or fruit-bearing trees

(7) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.

(8) Gardens, vineyards, or orchards with irrigation and fencing if necessary; raised planter beds provided for community pea patch.

(9) Gravel or wood chip path system, benches, storage building and water source.

(10) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures and access to water (potable and irrigation).

(11) Open play field of minimum 3 acres with a permanent irrigation system.

(12) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.



Illustrative Photo: Pool at Local Park

1. DESCRIPTION - LOCAL PARKS

- a. Definition

- A community space designed for both structured and passive play areas and activities. Each Local Park will contain a pedestrian path system, open lawn areas and associated planting beds (with permanent irrigation), benches, drinking fountain(s) and trash/recycling receptacles. At least one Local Park is located within each of the five Badger Mountain South residential neighborhoods.
- b. Location

- See 5.B, Illustrative Plan for Civic Space Layout; actual location determined at time of platting.
- c. Size

(1) Minimum: 1 acre

(2) Maximum: 5 acres
- d. Standards

(1) Civic/Community Facility to be located in Local Parks as shown on 5.B, Illustrative Plan for Civic Space Layout; facility type to be determined.

(2) On-site parking shall only be allowed if associated with a Civic/Community Facility. Parking quantity by BMS-Civic District, refer to Section 3.F.

(3) Irrigated lawn areas, shrub planting beds and 15 shade trees per acre, minimum 1 1/2" caliper.

(4) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.

(5) Landscape materials to be selected from 11.F. Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.

(6) Shade structures. Local Parks less than 3 acres in size shall include (1) one shade structure; Local Parks 3 acres and larger shall include two (2) shade structures.

(7) See Section 13.C for Site Improvement standards for:

i. Pedestrian-scale lighting

ii. Benches and/or removable seating

iii. Tables

iv. Trash/recycling receptacles

v. Bike racks



Illustrative Photo: Playground at Local Park

e. Additional Required Amenities:

- (1) Each Local Park less than 3 acres will contain at least (3) three of the following additional amenities:

i. Picnic area(s) with tables/benches

ii. Playground with (2) multi-age structures/equipment. (Counts as meeting two additional amenities.)

iii. Fenced community garden

iv. Open play field

v. Sport Court

vi. Parkour stations

vii. Or equivalent amenity
- (2) Local Parks 3 acres and larger will contain (3) items from above list, and (1) or more of the following:

i. Playground with (one) play structure

ii. Covered gazebo/picnic shelter

iii. Community swimming pool

iv. Aquatic spray park

v. Community building with restrooms

vi. Tiered-lawn amphitheater

vii. Sand volleyball court

viii. Water feature/fountain element

ix. Parkour stations

x. Or equivalent amenity



Illustrative Photo: Plaza open space

1. DESCRIPTION - PLAZA/TOWN SQUARE

- a. Definition

- A "hardscape" open space is designed as a community gathering space and supports amenities to commercial development. Plazas are intended to be incorporated into all commercial Districts within Badger Mountain South. The size and location of Plazas will be determined during site plan review as the developer of commercial spaces identify and design Plaza and/or common open space areas within each commercial development.
- b. Location

- All Commercial, retail and mixed-use areas; actual location determined at time of platting.
- c. Size

(1) Minimum width: 20 ft.

(2) Minimum depth: 20 ft.
- d. Standards

(1) Plaza/Town Squares will be spatially defined by building frontages, and located at intersections of Primary Pedestrian Streets.

(2) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.

(3) Landscape materials to be selected from Section 11.F. or 11.G and will include 5 shade trees per acre, minimum 2" caliper.

(4) Decorative landscape planters, see Section 11.C.

(5) Electrical power sources as required.

(6) See Section 13.C for Site Improvement standards for:

i. Specialty paved surfaces

ii. Pedestrian-scale lighting

iii. Benches and/or removable seating

iv. Tables

v. Trash/recycling receptacles

vi. Bike racks

e. Additional Required Amenities:

- Each Plaza/Town Square will contain at least (1) one of the following additional amenities;
- (1) Water features/interactive fountains

(2) Kiosks

(3) Public art, per Section 13.C.10



Illustrative Photo: Primary Trail in Greenbelt

1. DESCRIPTION - GREENBELTS

- a. **Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.
- b. **Location** - See 5.B, Illustrative Plan for Civic Space Layout.
- c. **Size**
 - (1) Building Frontage Greenbelt: 28 ft. minimum width
 - (2) Greenbelt: 20 ft. minimum width
 - (3) Along rear yards and BM-NC district: 5 ft. minimum width
- d. **Standards**
 - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (2) Landscape materials to be selected from 11.F and 11.G
 - (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
 - (4) Provide permanent, drip irrigation system.
 - (5) Provide 1-1/2" cal. shade trees
 - (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
 - (7) Primary/Secondary Trails (most locations) – See 5.K, Illustrative Plan for Trail Layout and Trail Types. ^{5.J}
 - (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
 - (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
 - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
 - ii. Benches - (1) one minimum every 1/2 mile
 - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

di.

Additional Required Amenities:

- Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:
- (1) Mile marker indication element
 - (2) Public art, per Section 13.C.10



Illustrative Photos: Multiple Amenities in Public Parks and Schools

1. DESCRIPTION - PUBLIC PARKS AND SCHOOL OPEN SPACE

- a. **Definition** - The Badger Mountain South community will contain ~~(2)~~ two park facilities developed, owned and operated by the City of Richland – a 30-acre Community Park and a 6-acre Neighborhood park. The community will also contain properties that are developed as public or private school sites which will include extensive outdoor play and recreation areas. Areas identified for the ~~(2)~~ City parks and the school sites are indicated on the 5.B, Illustrative Plan for Civic Space Layouts.
- b. **Location**
 - (1) City of Richland Community Park – West Village neighborhood.
 - (2) City of Richland Neighborhood Park – South Orchard neighborhood.
 - (3) (2) School Sites – West Village neighborhood.
 - (4) School Site – East Garden neighborhood.
 - (5) Kennewick School District Site – South Orchard neighborhood.
- c. **Size**
 - (1) Community Park: 30 Acres minimum
 - (2) Neighborhood Park: 6 Acres minimum
 - (3) School Sites: 12-15 Acres ~~(each)~~ minimum
- d. **Standards** are not subject to LUDR standards and
 - (1) Richland City Parks will be developed and comply with the Parks, Trails and Open Space Master Plan.
 - (2) School facilities will be developed and comply with the standards and requirements of the respective school authorities.
- e. **Additional Required Amenities:**
 - (1) Not identified



1. DESCRIPTION - OTHER OPEN SPACE

- a. **Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G. [For storm water facilities, this definition applies exclusively to those receiving and /or treating municipal stormwater that drains from public streets.]
 - b. **Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
 - c. **Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.
 - d. **Exceptions** - Storm water facilities that are (1) fenced off (for safety or other purposes) and/ or (2) which have a slope of 4:1 or greater do not count as Other Open Space.
 - e. **Enhancement** - Storm water facilities featuring a usable area (typically the brim or higher edge) shall include pathways, landscaping trees and benches for public enjoyment. Bottoms of storm ponds should minimize the use of rocks and boulders, except where required at outlets or other locations for operation purposes or function.
 - f. **Review** - Storm water design and plans for amenities shall be reviewed by the MPA prior to preliminary plat application.
- as designated by the City of Richland.

5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

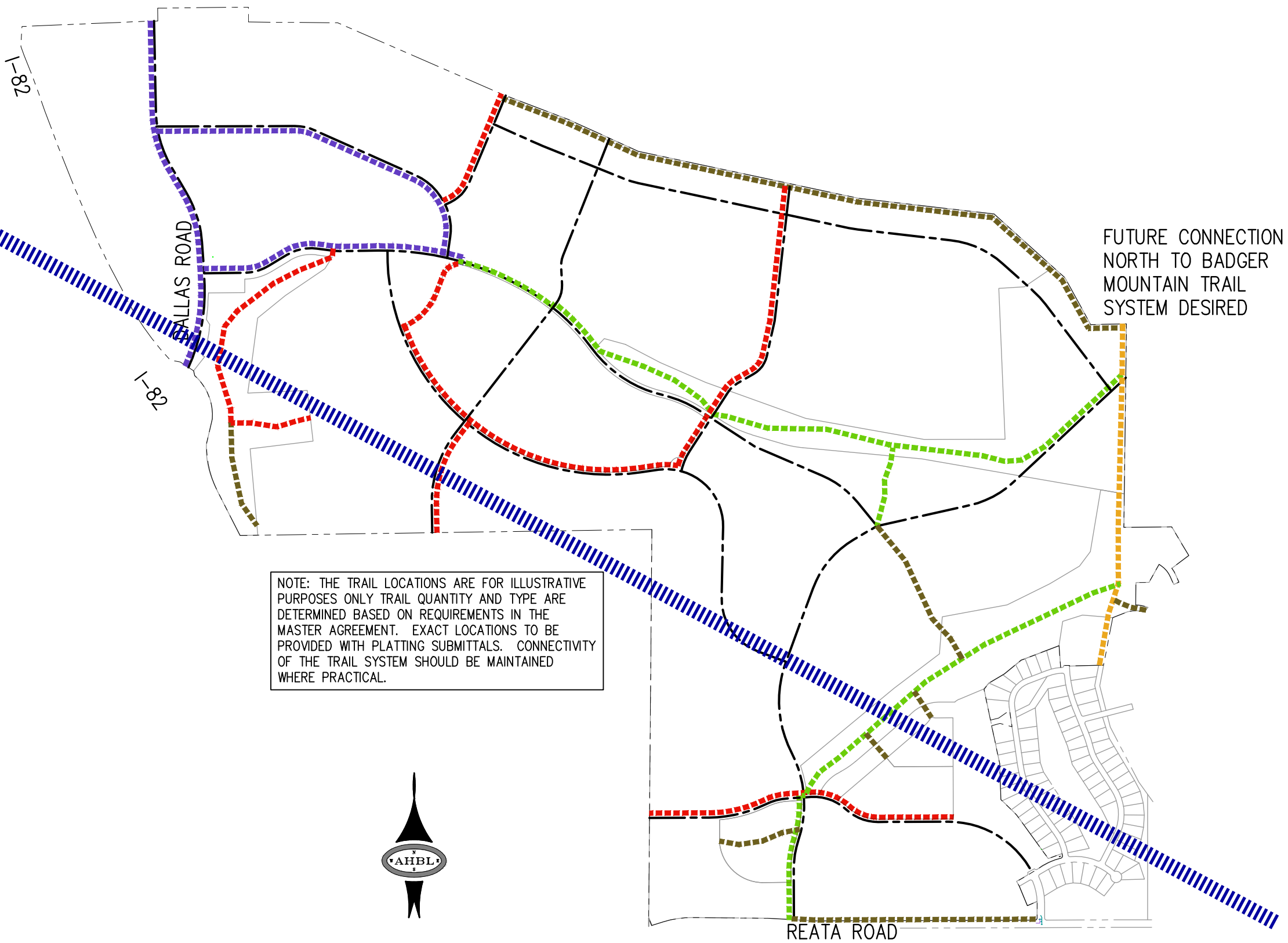
Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, and primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES

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5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide

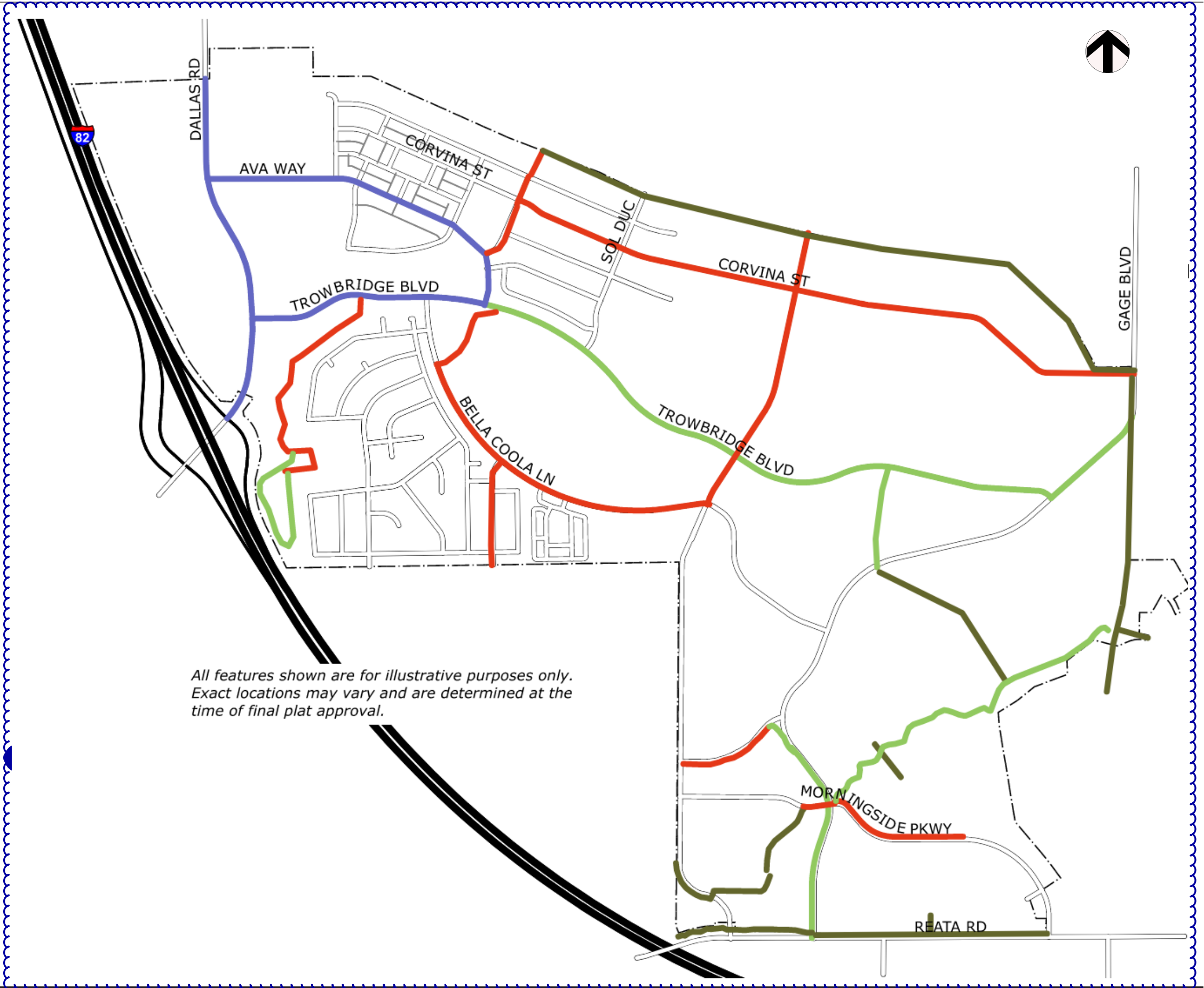
A fourth type of trail, Equestrian Trail, may be also constructed, at the discretion of the developer.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL (OPTIONAL)
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES





Illustrative Photo: Urban Trail



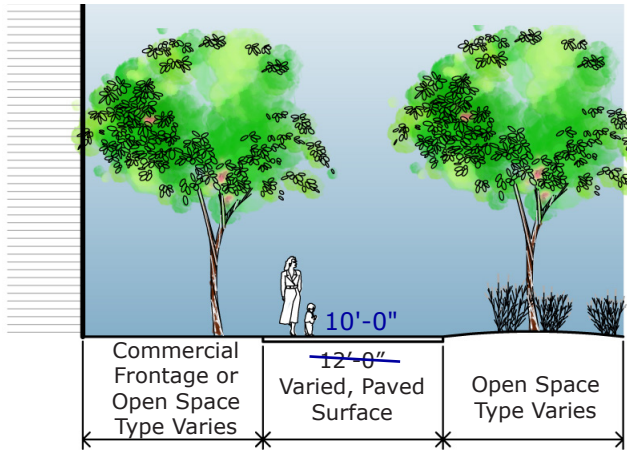
Illustrative Photo: Primary Trail



Illustrative Photo: Secondary Trail

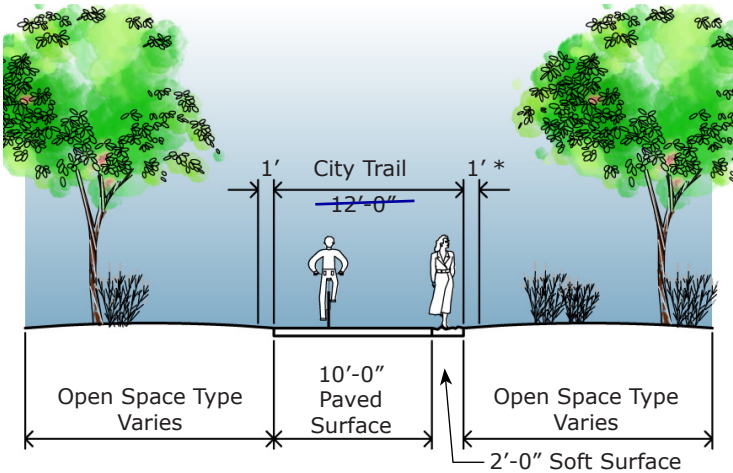


Illustrative Photo: Equestrian Trail



1. DESCRIPTION - URBAN TRAILS

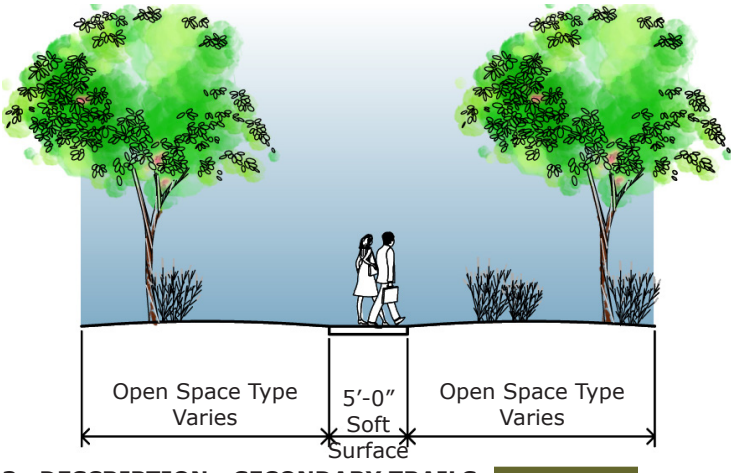
- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 10 ft. ~~12'~~ Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size** 10 ft.
(1) Minimum width: ~~12 ft.~~ specialty paved surface.
- d. Standards**
- (1) Principally concrete but other paved surfaces permitted based on overall site design.
 - (2) Integrated into the commercial/retail plaza spaces.
 - (3) Will serve as a multi-use bicycle and pedestrian trail.
 - (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.



2. DESCRIPTION - PRIMARY TRAILS

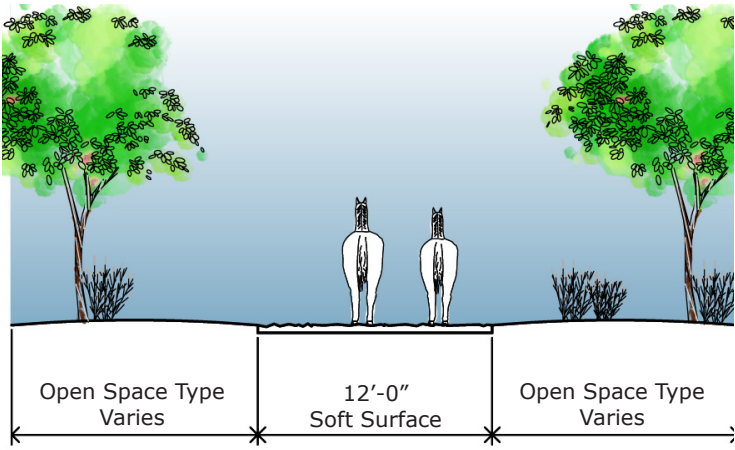
- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas.
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
- (1) Minimum width: ~~12 ft.~~ 10 ft. concrete or asphalt surface with 2 ft. ~~stabilized engineered wood fiber (SEWF), wood chips, or gravel~~ shoulder on one side.
 - (2) City Primary Trails width: ~~12 ft.~~ 10 ft. asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
- (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
 - (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
 - (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

e. ~~City Trail Only~~ residential



3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community.
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
- (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
- (1) Provide compacted sub-grade.
 - (2) Will serve as a pedestrian trail.



4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property.
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
- (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel. or (2) varied surface, 10' min. (12' section)
- d. Standards**
- (1) Provide compacted sub-grade.



STREET STANDARDS

6

Section 6 describes regulations for street layout and circulation throughout the Badger Mountain South community.

The Street Standards Section includes a Regulating Plan for Streets that maps out the street and Edge Types for the Badger Mountain South community.

6.A	Introduction	6-2
6.B	Regulating Plan for Streets.....	6-2
6.C	4-Lane Arterial Collector Street.....	6-3
6.D	2-Lane Arterial Collector Street.....	6-3
6.E	Collector Street.....	6-4
6.F	16 ft. Local Street.....	6-4
6.F.1	ALTERNATE - 12 ft. Local Street.....	6-5
6.G	Rear Alley.....	6-5
6.H	Roundabout.....	6-6

6.A	Introduction	6-2
6.B	Regulating Plan for Streets.....	6-2
6.B1	Edge Types.....	6-2.1
6.B.2	Typical Road Cross Sections.....	6-2.2

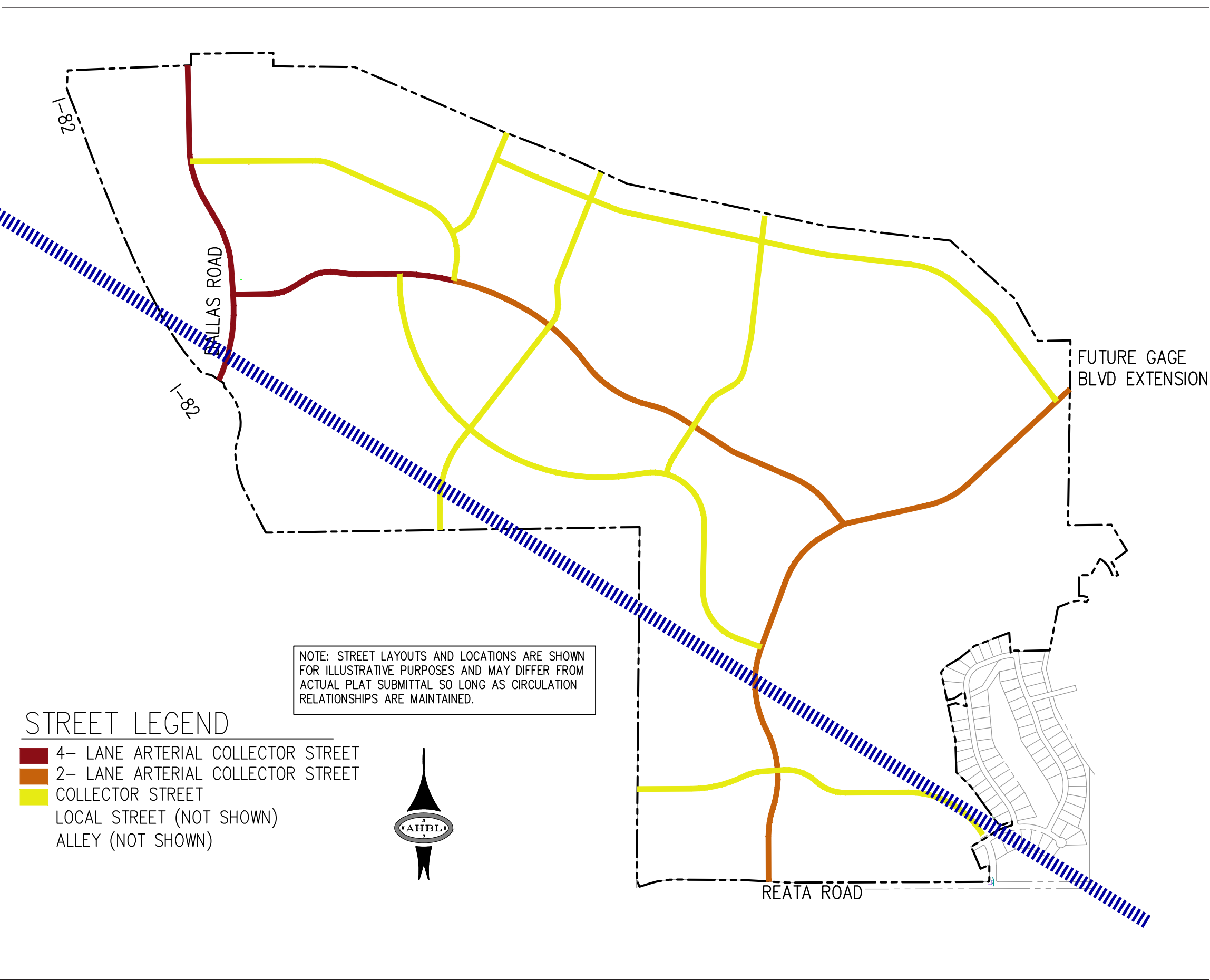
6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also introduces the concept of “edge types” which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

6.B REGULATING PLAN FOR STREETS

This page replaced with subsequent page.



6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also introduces the concept of “edge types” which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

Because this LUDR has been amended before, and could be amended in the future, please note that roadways which have already been built (or approved for construction) can vary as they were subject to earlier regulations. Previous versions of the LUDR provided specific road right-of-way, lane and pavement widths but future development will be consistent with City adopted standards with modifications as approved through the platting process.

EDGE TYPE LEGEND

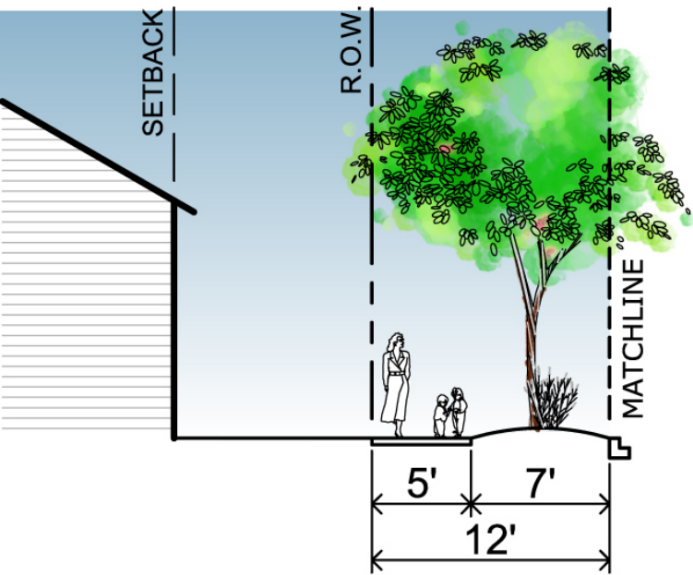
- Undetermined
- Edge Type A
- Edge Type B
- Edge Type C
- Edge Type D

6.B REGULATING PLAN FOR STREETS



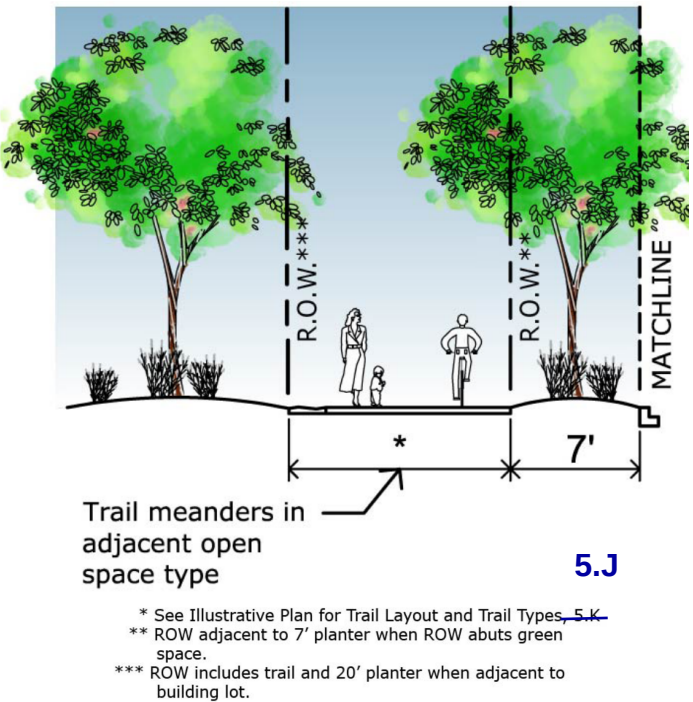
6B.1 EDGE TYPES

6B.1A EDGE TYPE A



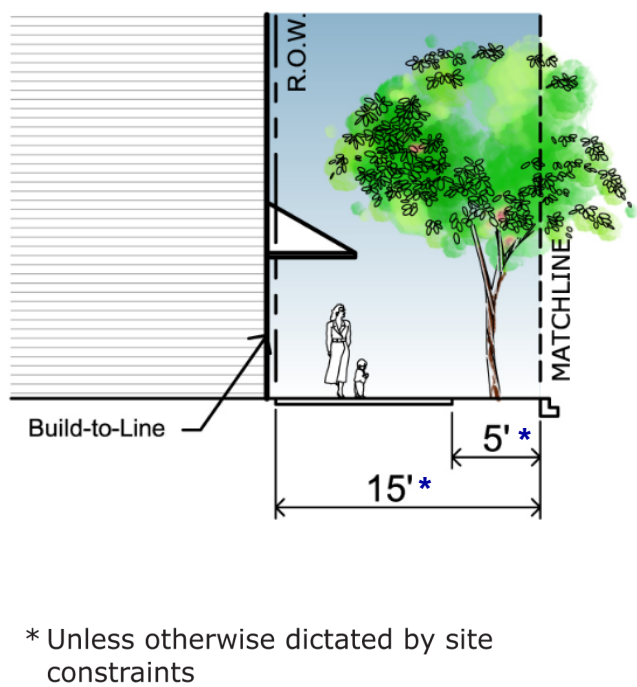
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

6B.1B EDGE TYPE B



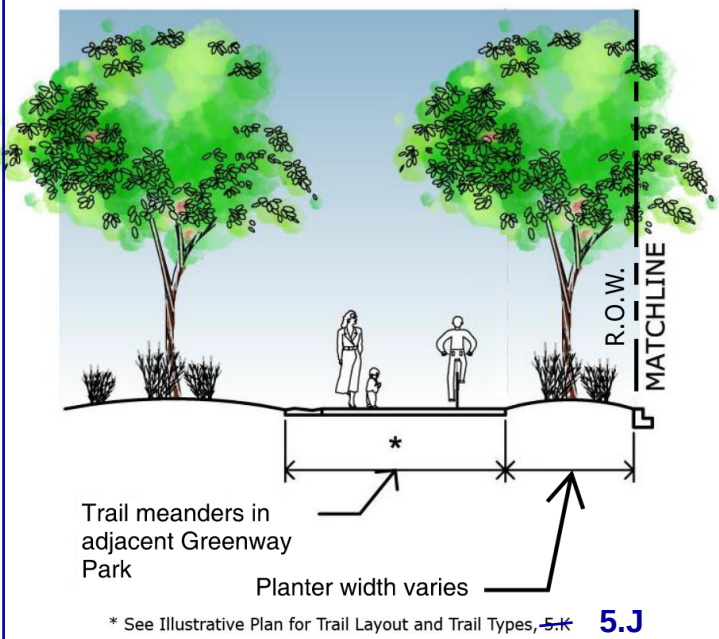
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6B.1C EDGE TYPE C



KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type *	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type *	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

6B.1D EDGE TYPE D

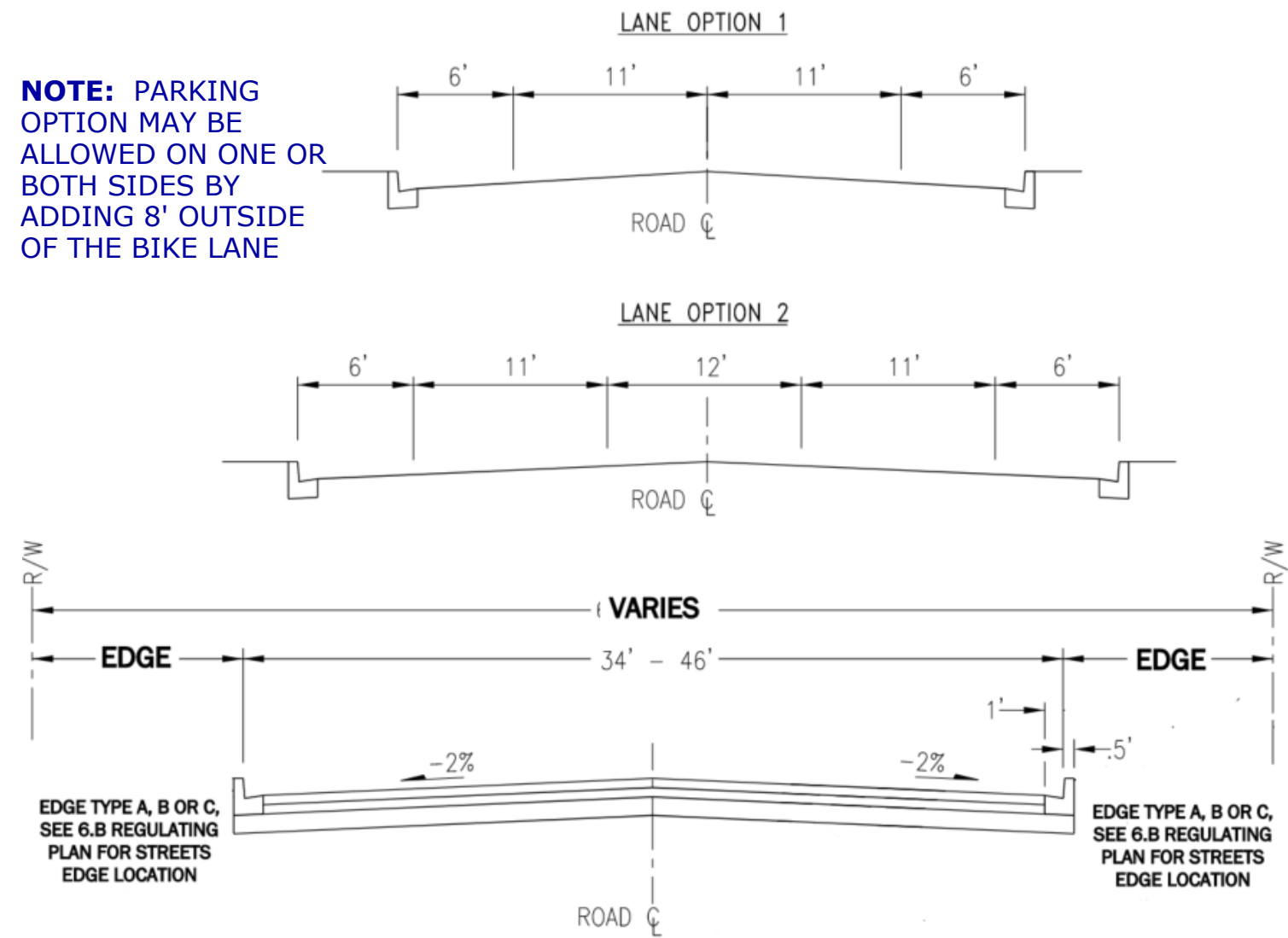


KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space

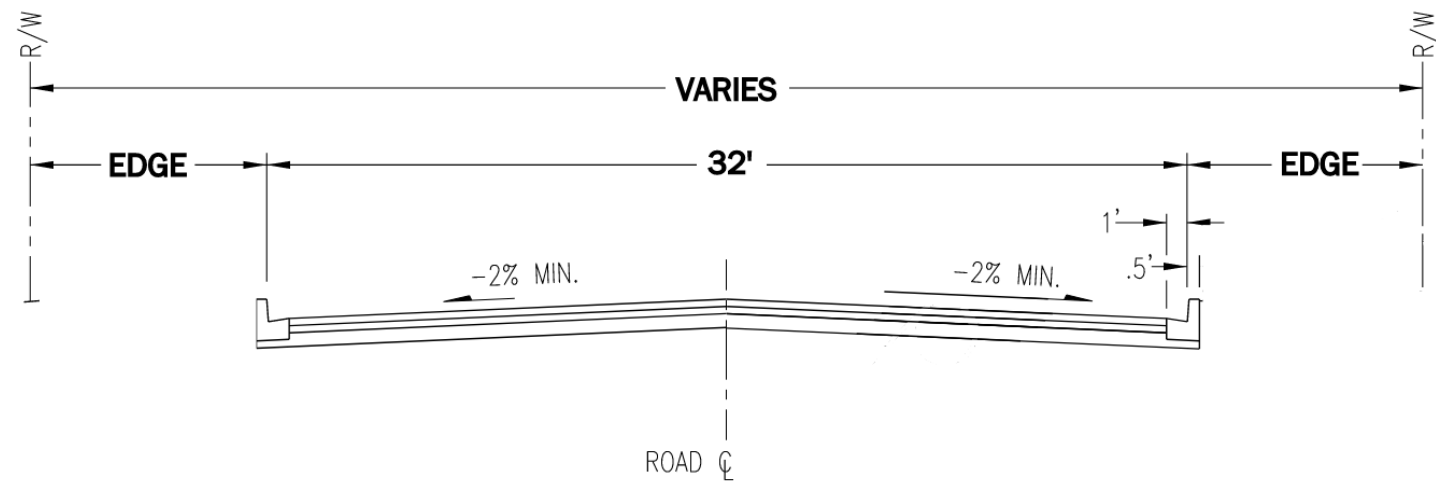
6B.2 TYPICAL ROAD CROSS SECTIONS

6B.2A MAJOR COLLECTOR / ARTERIAL COLLECTOR
(TYPICAL)

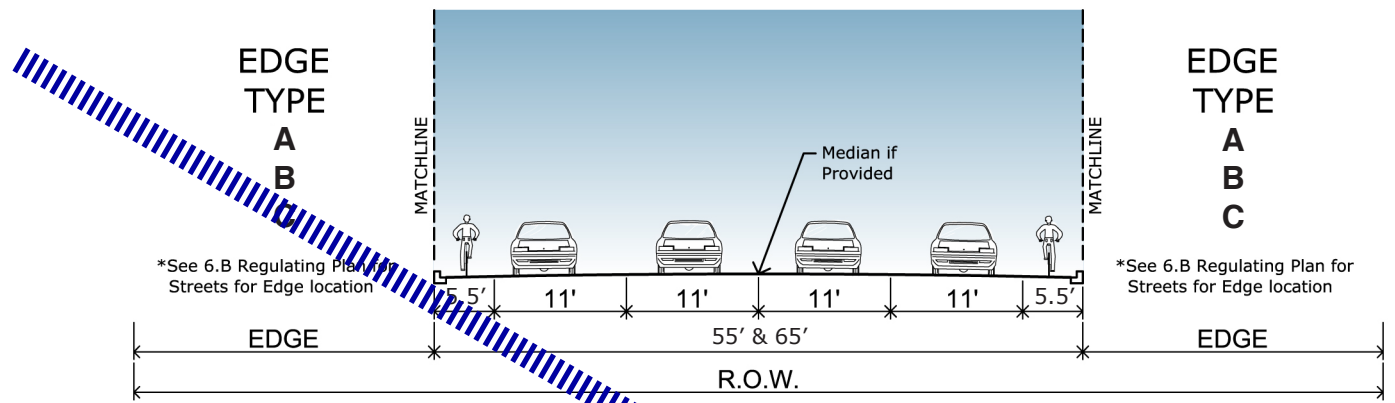
NOTE: PARKING
OPTION MAY BE
ALLOWED ON ONE OR
BOTH SIDES BY
ADDING 8' OUTSIDE
OF THE BIKE LANE



6B.2B MINOR COLLECTOR / LOCAL STREET
(TYPICAL)



6.C 4-LANE ARTERIAL COLLECTOR STREET



KEY

See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	4-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	35 mph
Pedestrian Crossing Time	14.3 Sec.

OVERALL WIDTHS

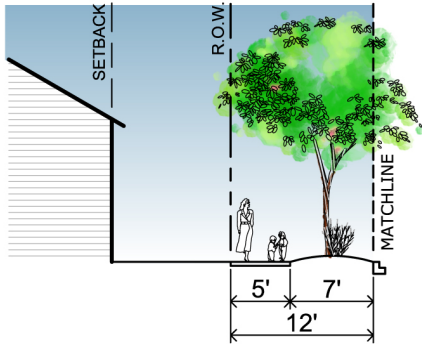
Pavement Width	55 ft.
Total R.O.W.	Edge + 54 ft.(+median, if provided)+ Edge
See totals by Edge Type below	

LANES

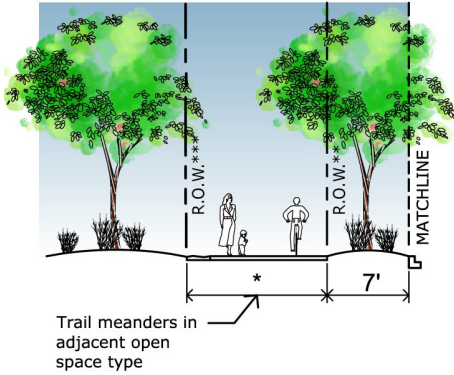
Traffic	11 ft.
Bicycle	5.5 ft.
Parking	None
Median (Where shown on 6.B)	add 10 ft.

INTERSECTIONS

Curb Radius	20 ft mimum
-------------	-------------

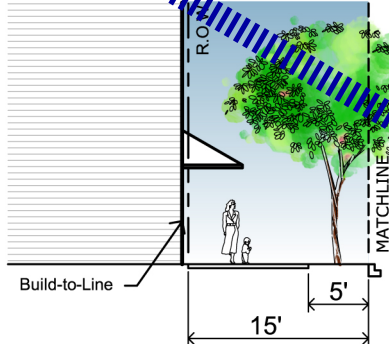


EDGE TYPE A



EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	28 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space
** / ***	
1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

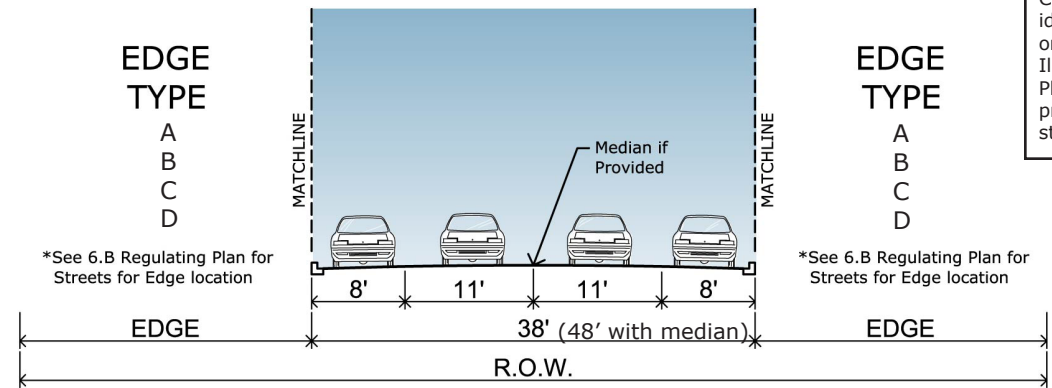
KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential
1/2 R.O.W.	42 ft.
R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'C' + Edge 'B'	76 ft.

6.D 2-LANE ARTERIAL COLLECTOR STREET



KEY

See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	2-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	6.3 Sec.

OVERALL WIDTHS

Pavement Width	38 ft.
Total R.O.W.	Edge + 38 ft.(+median, if provided)+ Edge
See totals by Edge Type below	

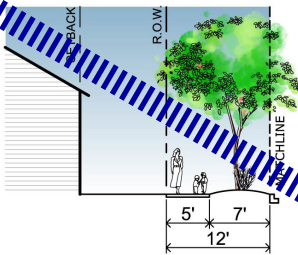
LANES

Traffic	11 ft.
Parking	8 ft.
Median	(Where shown on 6.B) add 10 ft.

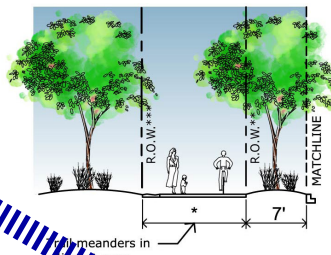
Greenbelt Median (5.H) (See 5.B for locations) add 60 ft.

INTERSECTIONS

Curb Radius	20 ft. minimum
-------------	----------------

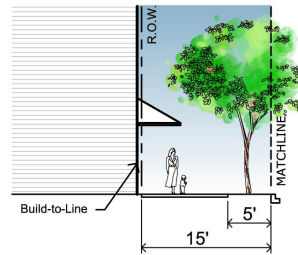


EDGE TYPE A



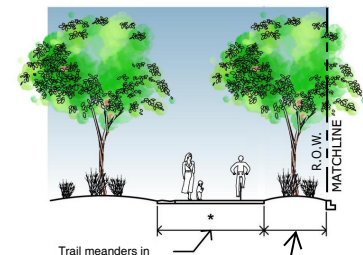
EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints



EDGE TYPE D

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space
** / ***	
1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 30 ft. O.C. Average.
Walkway Type	5 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential
1/2 R.O.W.	34 ft.
R.O.W. - Edge 'C' Both Sides	68 ft.
R.O.W. - Edge 'C' + Edge 'A'	65 ft.
R.O.W. - Edge 'C' + Edge 'B'	60 ft.

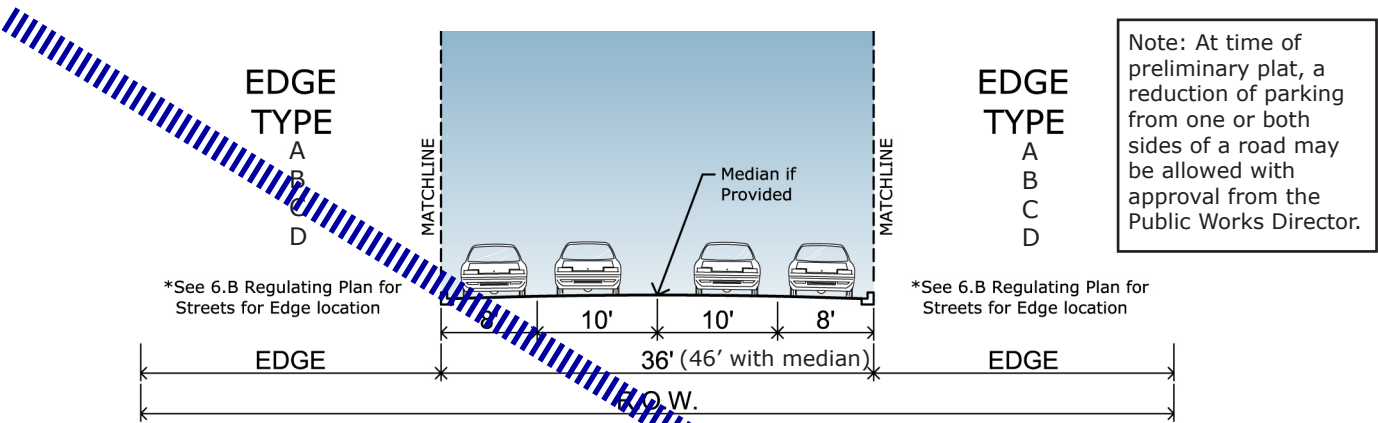
KEY

See 6.B Regulating Plan For Streets

EDGES

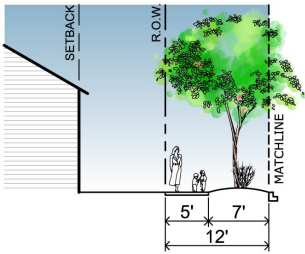
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Primically evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.E COLLECTOR STREET

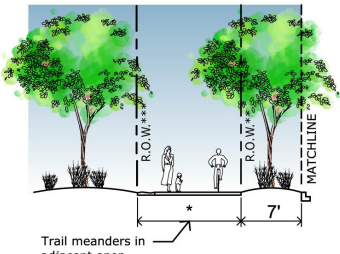


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge See totals by Edge Type below

LANES	
Traffic	10 ft.
Parking	8 ft.
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum

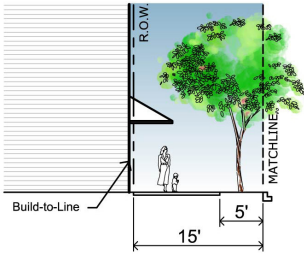


EDGE TYPE A



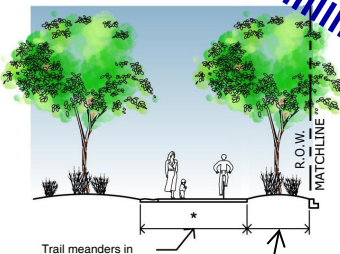
EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints



EDGE TYPE D

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
	5 ft. Sidewalks
Walkway Type	Residential
Frontage Type	Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

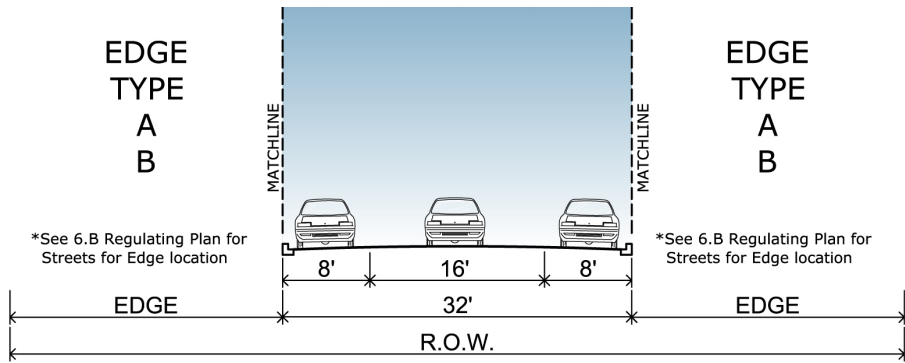
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average.
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.F 16 FT. LOCAL STREET

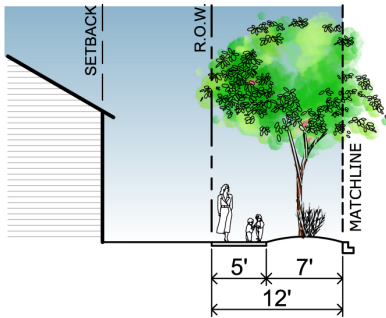
Note: At time of preliminary plat, a reduction to a 12 ft. pavement width per 6.F.1 ALTERNATE, may be allowed with approval by the City of Richland Public Works Director, subject to such conditions as are deemed necessary to provide a safe transition between pavement widths and to provide safe and adequate intersection turning movements.



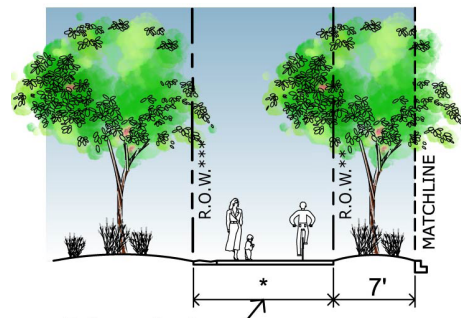
KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	32 ft.
Total R.O.W.	Edge + 32 ft. + Edge See totals by Edge Type below

LANES	
Traffic	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS	
Curb Radius	20 ft. minimum.



EDGE TYPE A



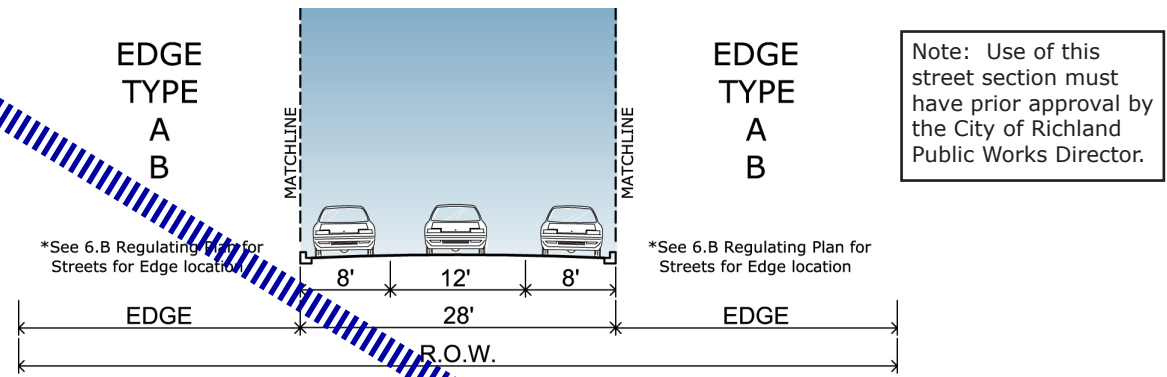
EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.F.1 ALTERNATE - 12FT. LOCAL STREET



KEY

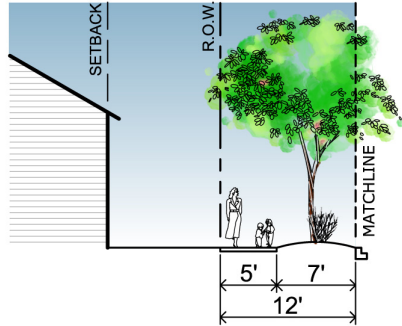
See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	28 ft.
Total R.O.W.	Edge + 28 ft. + Edge
See totals by Edge Type below	



EDGE TYPE A

KEY

See 6.B Regulating Plan For Streets

EDGES

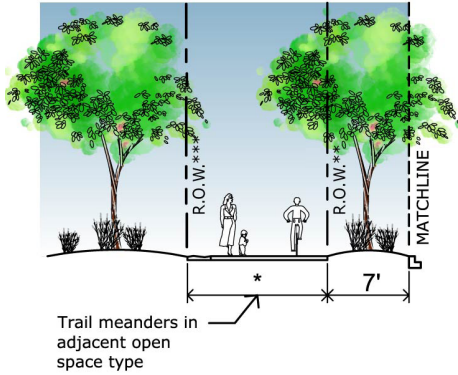
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average.
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

LANES

Train	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS

Curb Radius	20 ft. Typ.
-------------	-------------



EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.

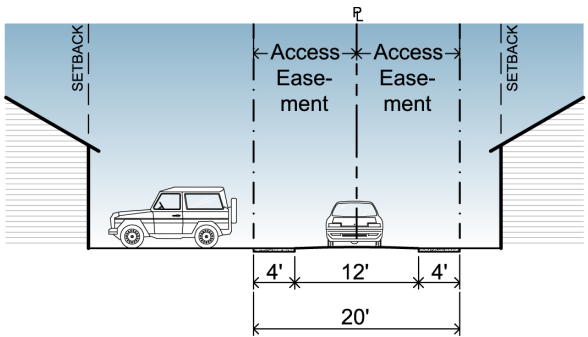
KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.G REAR ALLEY



KEY

See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

LANES

Traffic	12 ft.
Parking	None
Median	None
Ownership	Private

INTERSECTIONS

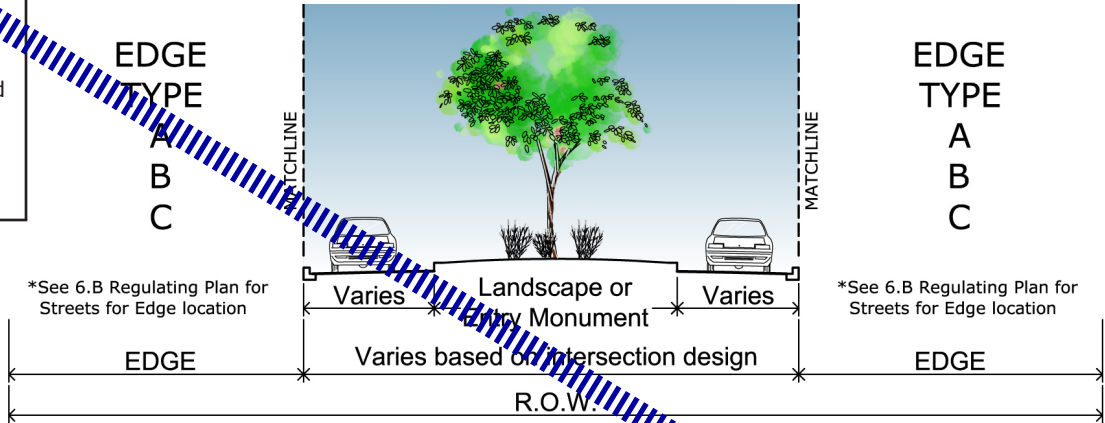
Curb Radius	20 ft. Typ.
-------------	-------------

ACCESS EASEMENT

From Rear Yard Property Line	10 ft.
------------------------------	--------

6.H ROUNDABOUT

Note:
Roundabouts
are allowed at
intersections and
will be built per
City of Richland
Public Works
Standards.



KEY

○ See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Yielding roundabout
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	Varies based on location

LANES

Traffic Varies based on intersection design

INTERSECTIONS

Curb Radius Varies based on intersection design

EDGE TYPE A

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

EDGE TYPE B

*See Illustrative Plan For Trail Layout and Trail Types, 5.K

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space
Frontage Type	Greenbelt or Open Space

EDGE TYPE C

* Unless otherwise dictated by site constraints

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential



**BLOCK STANDARDS
AND
PROJECT TARGETS**

7

Section 7 establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land. Illustrative Neighborhood Plans and density targets are provided to ensure that community goals are met.

7.A	Introduction	7-2
7.B	Block Standards	7-2
7.C	Project Density and Open Space Targets.....	7-3
7.D	Illustrative Neighborhood Development Plan.....	7-3

7.A INTRODUCTION

Section 7 provides the standards to follow when subdividing property in Badger Mountain South. These standards are intended to create an urban infrastructure of walkable blocks interspersed with parks and open space within a traditional neighborhood street grid. These elements of the block standards are important components of creating a walkable and sustainable community in Badger Mountain South.

The actual platting and subdivision process begins with a pre-application meeting with the MPA and then follows the City of Richland process as described in RMC Title 24; these steps are illustrated in Section 1.J Submittal Review Process.)

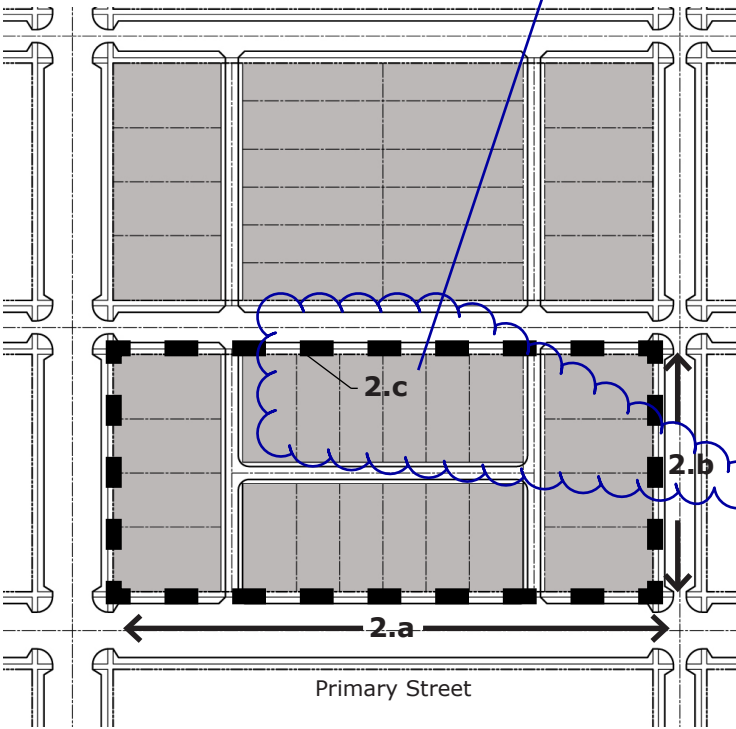
When creating a residential subdivision, it is important to understand the Building Type intended to be constructed as well as the District in which the properties is found. Both the District and the Building Types establish particular standards that will influence the lot sizes created during the platting process. District standards are identified in Section 3, Urban Form Standards by District, and Building Type standards are identified in Section 8, Building Type Standards.

Badger Mountain South has also established density and open space targets for each of the five residential neighborhoods; these are discussed in Section 7.C. These targets are set to ensure that the community can meet its intended goals of diversity in housing types and prices, and provide opportunities for the establishment of intergenerational neighborhoods as reflected in the diversity of housing built here. The density and open space targets are monitored by the City of Richland Development Services Department during plat and subdivision review.

(West Vineyard, West Village, East Garden, East Market and South Orchard)

in the various housing types built in Badger Mountain South.

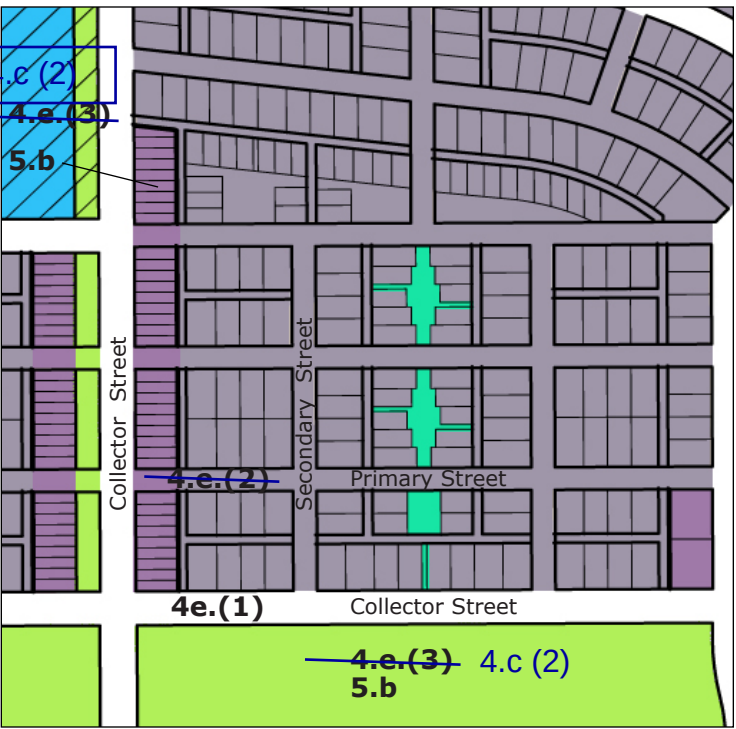
7.B BLOCK STANDARDS



Block Diagram

- 1. INTENT
The layout of an interconnected street network composed of small blocks are a crucial component to creating a walkable community. The intent of these standards is to create a pedestrian environment that has limited interruptions from vehicles, and allows for maximum connectivity to the surrounding neighborhood areas and amenities.
- 2. BLOCK DIMENSIONS
a. Length: 1,000 ft., maximum *
*400 ft. max. in BMS VMU District on cul-de-sacs.
- 3. STREET NETWORK
a. A simple grid street and block network is preferred.
b. The street and block network is not required to be orthogonal in response to site features and/or topographical constraints, however streets should be interconnected.
c. Street stubs are required when adjacent sites are vacant.
d. Cul-de-sacs are discouraged but will be allowed where necessary due to site constraints or to enhance the walkable community by limiting vehicle access.
e. All buildings must face a street or shared open space.
- 4. ALLEYS / STREET ACCESS
a. Alleys are encouraged to be used in the following Districts:
(1) Village Mixed Use (BMS-VMU), except for Commercial/ Mixed Use / Liner Building Type which may utilize the entire block.
(2) Neighborhood Collector (BMS-NC), except for commercial sites with Neighborhood Goods and Services Building Type.
b. Dead-end alleys greater than 150 ft. are not permitted.
c. Blocks with direct street access lots (i.e. without Alleys) are to be limited in use per the following criteria:
(1) Direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NE District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.

Remove 2.b and 2.c labels



Typical Blocks with Alleys and Limited Blocks with Street Access Only
(2) Due to increased pedestrian traffic, street accessed blocks are not allowed across from Civic spaces.

- 5. BLOCK CONFIGURATION
a. In order to create neighborhood diversity, a minimum number of Building Types per block are required as follows:
Refer to Section 2.D for all of the Building Types that are allowed in each District.
(1) Village Mixed Use (BMS-VMU): 2 Types/Block
(2) Neighborhood Collector (BMS-NC): 2 Types/Block
(3) Neighborhood General (BMS-NG): 2 Types/Block
b. Blocks adjacent to the Civic District (BMS-CIVIC) are required to have lots fronting onto the Civic space.

7.C PROJECT DENSITY AND OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood Sectors are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood Sectors are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

DENSITY TARGETS:	Min.	Max.
WEST VILLAGE	830 units	1040 units
WEST VINEYARD	430 units	510 units
EAST GARDEN	1,050 units	1,150 units
EAST MARKET	1,300 units	1,650 units
SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

NOTES:

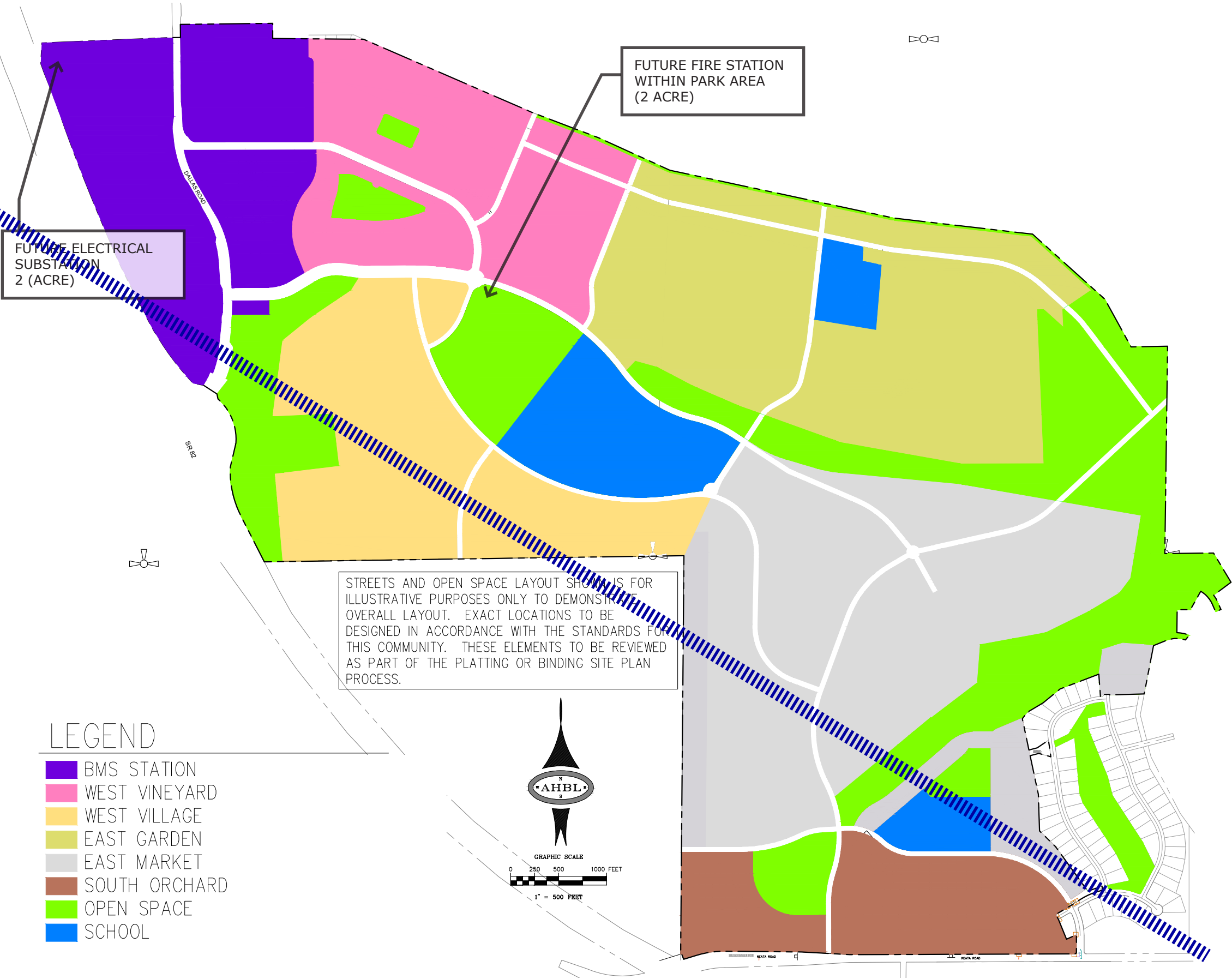
a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.

c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

d. The location of all parks shall be reviewed as part of the platting process.

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



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7.C PROJECT DENSITY AND OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

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A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

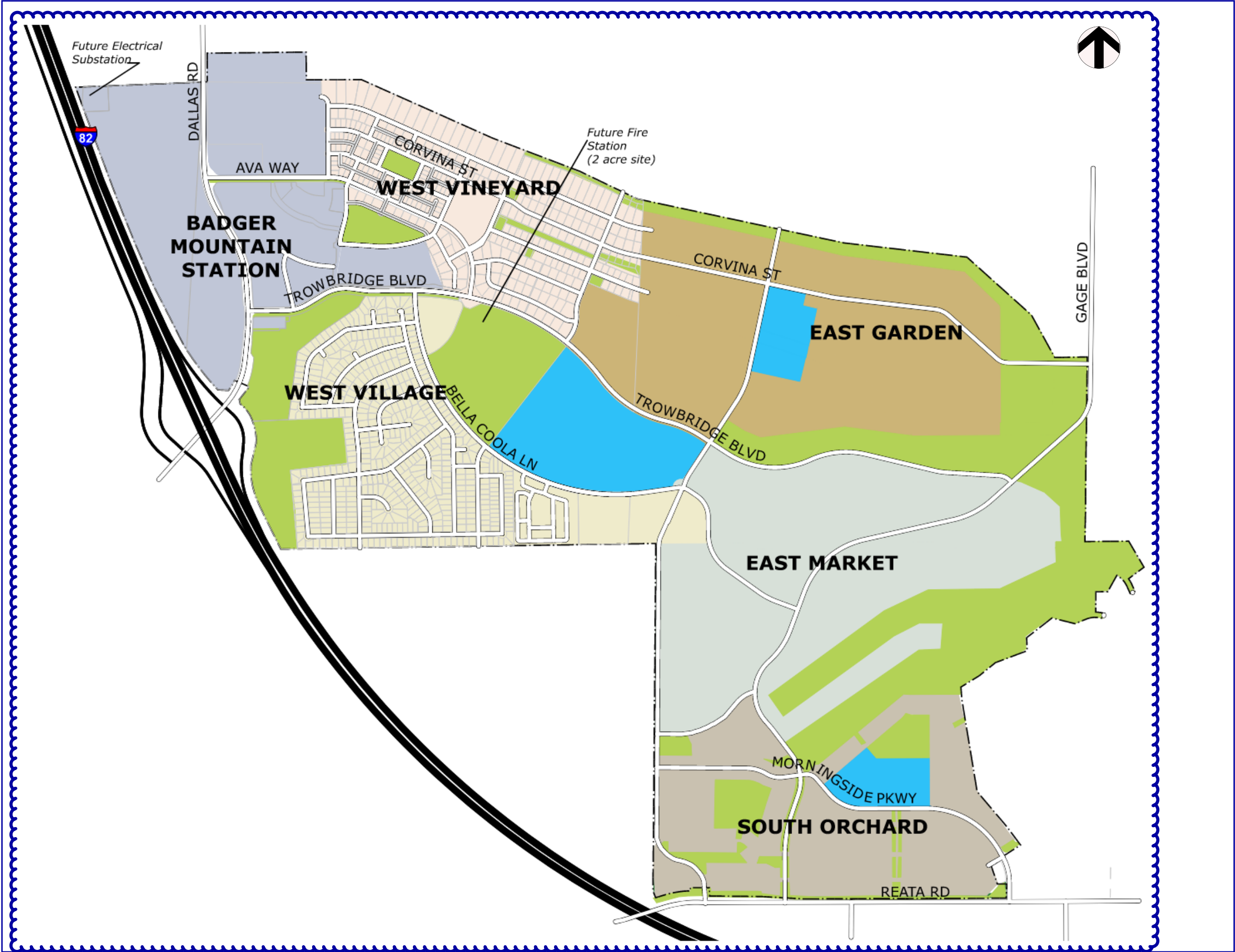
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SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

NOTES:

- a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.
- b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.
- c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.
- d. The location of all parks shall be reviewed as part of the platting process.

(Badger Mountain Station may also have some non-commercial elements).

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



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**BUILDING
TYPE
STANDARDS**

8

Section 8 identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South.

[Commercial Districts and Projects](#)

8.A Introduction8-2

8.B Building Types Summary.....8-2

8.C Common Design Standards for all Districts.....8-3

8.D Civic/Community/Institutional.....8-4

8.E Neighborhood Goods and Services Buildings.....8-5

8.F Commercial/ Mixed-Use / Liner.....8-6

8.G Live/Work8-7

8.H Stacked Unit Building.....8-8

8.I Row House8-9

8.J Courtyard Housing.....8-10

8.K Mansion Apartment8-11

8.L Paired House (Duplex).....8-12

8.M Cottage Court.....8-13

8.N Single-Family House - Alley Access.....8-14

8.O Single-Family House - Street Access.....8-15

8.P Accessory Unit8-16

8.A INTRODUCTION

~~identifies~~ details
This Section identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South. These standards ensure that the proposed development is consistent with the Badger Mountain South community goals for building form, character and quality.
these regulations

~~this code~~
Building Types are defined in this code primarily by the physical form of the building and secondarily by its use or function. Specific placement and configuration of building or groups of buildings are regulated to create certain physical spaces between and within the buildings. The intent of this Section is to provide a variety of Building Types, often within the same block, to create a diverse community.

A community composed of a variety of Building Types provides a range of housing prices, proximity to neighborhood services and amenities and the potential to establish intergenerational neighborhoods.

Commercal Districts and Projects.
The individual Building Type Standards are preceded by Section 8.C., Common Design Standards applicable to all Districts. The Common Design Standards identify principles or unifying features that will be applied to all Building Types in any District. These standards further the goal of creating a walkable and sustainable community.

The Building Type Standards that follow include:

- 1. Building Type Description
- 2. Applicable Districts
- 3. Streetscape
- 4. Lot Size
- 5. Access
- 6. Building Size and Massing
- 7. Frontages
- 8. Landscape Standards
- 9. Sustainable Standards
- 10. Site Improvement Standards
- 11. Parking
- 12. Accessory Units (where applicable)

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here and shall be designed in compliance with the standards of this Section. The Special Districts included in Section 4 are not regulated by Building Type, however Section 8.C Common Design Standards, applies to all Districts, including Special Districts.
includes
for all Commercial Districts and Projects.

In addition to the standards in this Section, each Building Type is subject to the requirements of the applicable Urban Form Standards for Districts in Section 3 and the applicable Frontage Type Standards in Section 9. As previously noted on page 3-2, since the Urban Form Standards for Districts found in Section 3 are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

Section 3 Urban Form Standards for Districts identify the intent of the District and regulate the building placement on lot (setbacks and encroachments), building profile and type (building height, Building Types and Frontage Types) and parking (placement, access and requirements).

Section 9 Frontage Type Standards define the various allowed Frontage Types and identifies the required configuration (depth, width, height, components, etc) of each type.

8.B BUILDING TYPES SUMMARY

SUMMARY OF TYPE CHARACTERISTICS					BUILDING TYPES ALLOWED BY DISTRICT							
BUILDING TYPE	MULTI-FAMILY	MIXED-USE	LOT WIDTH Min. - Max.	STORIES Max.	BMS-VMJ	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS-SD-SR	BMS-SD-CMU	BMS-SD-DR
8.D CIVIC/COMMUNITY/INSTITUTIONAL FACILITIES	NO	NO	No Li	3 / 40 ft	A X	A X	A X		A X			
8.E NEIGHBORHOOD GOODS AND SERVICES BUILDING	NO	NO	300 ft. Max.	3	A X	A X						
8.F COMMERCIAL / MIXED-USE / LINER	YES	YES	25 ft. -400 ft. Min - Max	4	A X	A X						
8.G LIVE/WORK BUILDING	YES	YES	24 ft. Min.	3	A X	A X						
8.H STACKED UNIT BUILDING	YES	NO	200 ft. Max.	3	A X	A X						
8.I ROW HOUSE / TOWN HOUSE	YES	NO	16 ft. Min.	3	A X	A X						
8.J COURTYARD HOUSING	YES	NO	125 ft. Min.	2.5		A X	A X			-P		
8.K MANSION APARTMENT (3 - 6 PLEX)	YES	NO	70 ft. -100 ft. Min - Max	2.5		A X	A X			-P		
8.L PAIRED HOUSE (DUPLEX)	YES	NO	50 ft. -70 ft. Min - Max	2.5		A X	A X			-P		
8.M COTTAGE COURT	NO	NO	35 ft. Min.	2		A X	A X			-P		
8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS GARAGE	NO	NO	40 ft. Min.	2.5		A X	A X	A X		-P		
8.O SINGLE-FAMILY HOUSE - STREET ACCESS GARAGE	NO	NO	50 ft. Min.	2.5		A X	A X	A X		-P		
8.P ACCESSORY UNIT	NO	NO	55 ft. Min.	2				X	X	-P		

A
X= Allowed Building Type
-P = Allowed only in -P Overlay District, if land use conditions, as found in 2.C. Land Use Table are met.

Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts.
for all Commercial Districts and Projects.



Illustrative Photo: Commercial Plaza

GENERAL

1. SITE DESIGN

- a. Site buildings to respond to unique site conditions such as non-rectangular lots, location on prominent intersections, unusual topography, views and other natural features.
- b. Maximize opportunities for usable, attractive, well-integrated open space.
- c. Site design shall account for solar access and shading at exterior open space.
- d. Minimize the height of retaining walls and/or reduce their visual impact by means of textured surface, inlaid materials, green screens and other types of landscaping.
- e. Entries shall be clearly identifiable from the street.
- f. Provide buffers at residential entries at sidewalks and within mixed-use frontages by means of entry courtyards, porches or stoops as well as landscaping.

2. WALKABLE DESIGN – PROMOTE PEDESTRIAN SAFETY

- a. Provide a linked, safe pedestrian circulation pathway.
- b. Link public open space with entries, courts and plazas.
- c. Minimize crossing sidewalks with vehicle access.
- d. Access parking from Alleys or Secondary (Side) Streets where Alleys are not present are encouraged.
- e. Vehicular access to lots from streets is limited per the criteria in Section 7.B.
- f. Sidewalks wider than the 15 feet standard and/or plazas at Mixed-Use and commercial frontages are encouraged.

3. ACTIVE STREET ENVIRONMENT – ENCOURAGE AN ACTIVE



Illustrative Photo: Mixed-Use Street Frontage

STREET LIFE

- a. Overhead weather/sun protection at non-residential uses are encouraged.
- b. Provide transparency into and from non-residential uses by maximizing the use of the Storefront Frontage Type (9.B).
- c. Encourage sidewalk activities that support street life where appropriate, such as outdoor dining, indoor-outdoor commercial/retail space, public plazas and outdoor seating.

d. See section 3-3 for ROW encroachment submittal requirements.

4. LOCATION OF VEHICLE PARKING / TRASH AND RECYCLING / UTILITY STRUCTURES AND BUILDING SERVICE AREAS

- a. Locate and screen parking lots, trash and utility structures to avoid visibility from the public way.
- b. At corner lot conditions, provide screening by means of a garage, fencing and/or landscaping.
- c. Loading docks, overhead doors, except those serving as architectural feature in retail or dining establishments, and other service entries are allowed only from a Service Street, Alley or parking area.

5. CORNER CONDITIONS



Illustrative Photo: Corner Condition

Design of buildings on corner sites shall respond to their unique community location and visibility as follows:

- a. Buildings on corner lots must ^{relate to} ~~address~~ both streets.
- b. Give special consideration to corners such as angled or curved facade addressing the corner, a recessed entry, wrap around storefront, porch, tower or similar architectural treatment.
- c. Side street facing end elevations to include appropriate articulation, windows and architectural elements, similar to the front elevation.
- d. Give special consideration to the landscape design on corners such as a prominent landscape element, outdoor plaza hardscape or the inclusion of public art.

6. SAFETY AND SECURITY



Illustrative Photo: Courtyard Design

- a. Provide lighting where appropriate and necessary for pedestrian safety.
- b. Design site layouts for "eyes-on-the-street" providing natural surveillance.
- c. Follow CPTED guidelines (Crime Prevention Through Environmental Design) for clear visibility of the front door, appropriate lighting, and clear transition between public and private spaces.
- d. Provide safe accessible pathways connecting interior parking courts with street frontages.



Illustrative Photo: School / Institutional Building



Illustrative Photo: Community Building



Illustrative Photo: Civic Building

1. TYPE DESCRIPTION

Civic /Community/Institutional Facilities are important structures that help define the neighborhoods and places where they are built. ~~Buildings of this type include schools, public safety buildings, libraries, recreation and other community buildings.~~ Facilities of this type are provided with prominent sites to reflect the building's importance to the community. These sites are distributed throughout the neighborhoods, often at major intersections, terminated vistas or in a larger Local Park.

2. APPLICABLE DISTRICTS

- a.  Civic District (BMS-CIVIC) (3.F)
- ~~b.  Village Mixed-Use (BMS-VMU) (3.B)~~
- c.  Neighborhood Collector (BMS-NC) (3.C)
- d.  Neighborhood General* (BMS-NG) (3.D)

* Civic/community/institutional facilities may be located in a Local Park.

3. STREETScape

- a. In general, Civic, Community and Institutional Facilities are intended to be high profile buildings considering their symbolic presence in the community. The character and function of these Building Types must communicate their symbolic presence and role in the community.
- b. Civic, Community and Institutional Facilities will have more open space around them, more landscaping, are associated with public gathering areas and shall be sited along major vehicle and pedestrian circulation routes.
- c. Only the most durable and long lasting materials shall be used in these Building Types.

4. LOT SIZE

- a. Width: No limits
- b. Depth: No limits
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. Walkable Design: Careful attention must to be given to safe and convenient access and circulation for pedestrians. Consideration must be given to the site selection, placement and access along the community trail network to maximize pedestrian and bicycle access to the facility, see Section ~~5.K~~ ^{5.J} Illustrative Plan for Trail Layout and Trail Types.
- b. The main building entry shall front onto a Collector Street wherever practical. In the BMS-NG District, where a Civic/Community/Institutional Facility may be located in a Local Park surrounded by Local Streets only, the main building entry must be placed along the Primary (Front) Street. The Primary Street shall be established by the blocks on either side of the Local Park.
- c. Vehicular access should be from a Secondary (Side) street or Alley.
- d. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.
- c. Ground floor ceiling height shall be a minimum of 10 ft .clear to accommodate assembly uses.
- d. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Due unique nature of this Building Type, specific Frontage Types are not ~~applicable.~~ ^{defined.}
- b. Frontages should clearly express the public nature of the facility with a well defined entry and ~~transparency to its~~ ^{clear outward indication of its}
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- ~~a. The Common Landscape standards in 11.C and the Civic Landscape standards set forth in Section 11.D are applicable to Civic/Community/Institutional Facilities.~~ ^{See}

9. SUSTAINABLE STANDARDS

- ~~a. The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Civic/Community/Institutional Facilities.~~ ^{See}

10. SITE IMPROVEMENT STANDARDS

- ~~a. The Standards set forth in Section 13 are applicable to Civic/Community/Institutional Facilities.~~ ^{See}

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3. ~~(and/ or Section 4 as applicable)~~
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per section 11.C.7.c except as provided in section 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- ~~d. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Photo: Neighborhood Daycare



Illustrative Photo: Neighborhood Church



Illustrative Photo: Neighborhood Retail

1. TYPE DESCRIPTION

The Neighborhood Goods and Services Buildings are intended to be stand-alone structures, 30,000 square feet and smaller, that contain uses that support the needs of the neighborhoods in which they are located. Typical examples of this type of building are pharmacies, daycare centers, churches, medical clinics and other office buildings.

2. APPLICABLE DISTRICTS

- a.  Village Mixed Use (BMS-VMU) (3.B)
- b.  Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. The scale of the buildings and associated parking shall retain a neighborhood scale.
- b. In the Neighborhood Collector District (BMS-NC), the building is encouraged to be sited on corner lots at the intersection of two Collector Streets along the main gateway entry points to the neighborhoods.

4. LOT SIZE

- a. Width: Maximum 300 ft.
- b. Depth: Maximum None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main building entry shall generally front onto the Collector Street.
- b. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or off of the Alley, if provided.
- c. See Section 3 for additional District-specific building height standards.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Massing and scale compatible with surrounding neighborhood.
- c. See Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types and Referenced Sections for the Neighborhood Goods and Services Building are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Greenbelt (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Due to the general nature of this Building Type, other Frontages may be allowed if they promote an active, pedestrian-oriented streetscape.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C and the Commercial Landscape standards set forth in Section 11.D are applicable to Neighborhood Goods and Services Buildings.~~
See

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Neighborhood Goods and Services Buildings.~~
See

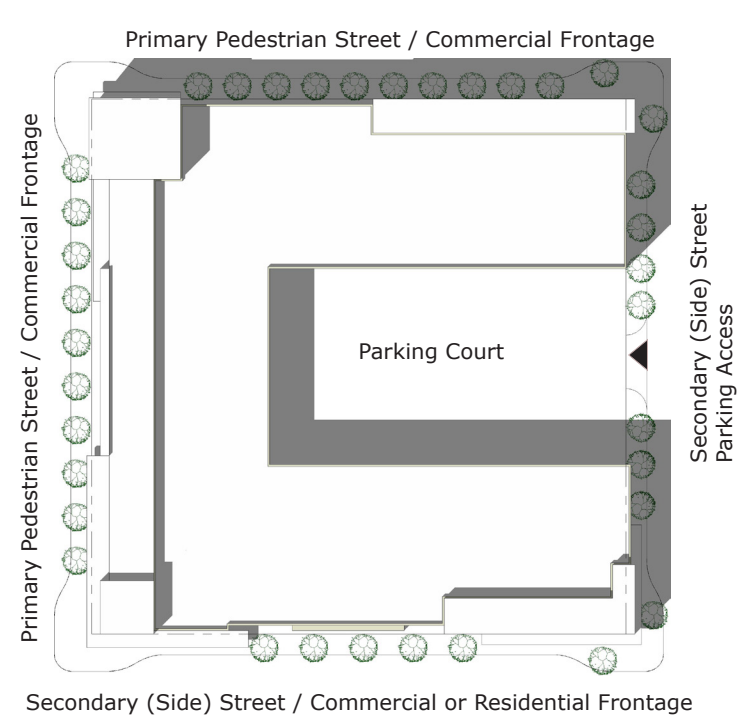
10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Neighborhood Goods and Services Buildings.~~
See

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3 ~~(and/ or Section 4 as applicable)~~
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from the streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c except as provided in 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- d. ~~Refer to Section 3 for additional District specific parking standards.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.F COMMERCIAL / MIXED-USE / LINER



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Commercial / Mixed-Use / Liner Building Type is utilized to define the commercial street/block frontage in the Badger Mountain South Village Mixed-Use centers. In this type the building lines the block face, while concealing parking behind to create a pedestrian friendly environment and to promote an active commercial streetscape. This Building Type can accommodate a variety of ground floor commercial occupancies including: retail, service, and office uses. Ground floor residential units may be provided on Secondary Streets. Upper floors may contain these same uses, or residential units.

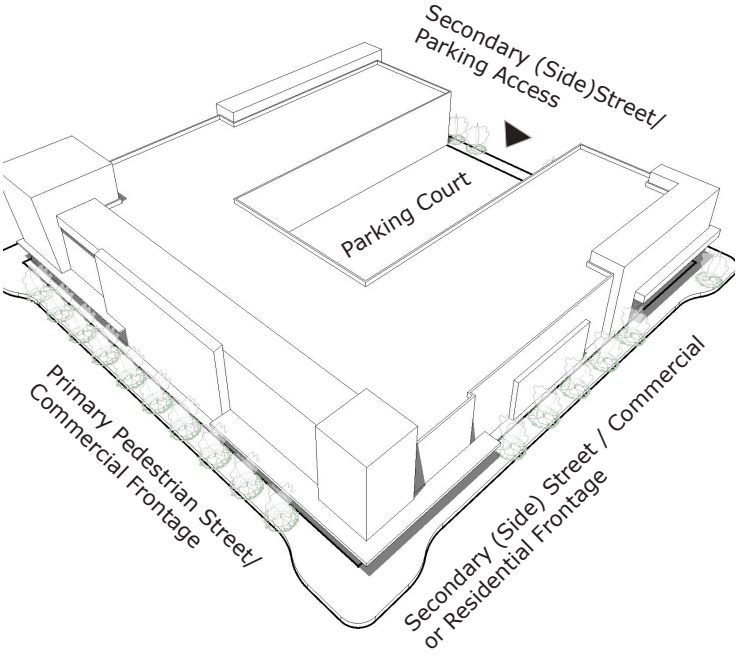
2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. The ground floor commercial component shall promote an active pedestrian environment through the use of large storefront windows, merchandise display, outdoor dining, overhead weather protection and wide sidewalks, etc. The pedestrian environment is uninterrupted by vehicles to the maximum extent possible.
- b. Ground floor residential uses are allowed on Secondary Street frontages only and may be Live/Work, loft, townhouse or similar configurations with direct street access.
- c. Ground floor residential units shall be setback from the property line horizontally a minimum of 5 ft. with a landscape buffer. Porch or Stoop frontage may extend to the Build-to-Line.
- d. In order to maximize “eyes-on-the-street” and an active streetscape, balconies and patios are encouraged for residential street frontages.
- e. Variety in building height is encouraged along a block face.

4. LOT SIZE



Illustrative Axonometric Diagram

- a. Width: Minimum 25 ft., Maximum 400 ft.*
*Maximum 150 ft. in BMS-NC District.
- b. Depth: None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor commercial component should be accessed directly from and face the primary street.
- b. The commercial component access should comply with one of the allowed frontage types.
- c. The commercial frontage shall be uninterrupted by vehicle access. Parking and access for delivery truck / service vehicles should be located behind the building and be accessed from a secondary street *wherever practical*.
- d. Ground floor residential uses must provide access directly from the street. Secondary access may be provided by an interior corridor.
- e. Upper level uses shall be accessed by a separate street level entry lobby.
- f. Elevator access should be provided to upper levels, as required by the International Building Code (IBC).
- g. Services, including utility access, above ground equipment and trash containers shall be located behind the building or screened from view.



Illustrative Photo: Commercial Mixed-Use Varied Streetscape

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 4, or as limited by District-specific standards.
- b. Ground floor commercial space shall have a minimum depth of 30 ft.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Commercial / Mixed-Use / Liner Buildings are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt - Limited to one per block face. (9.E)
 - (5) Porch (residential use only) (9.G)
 - (6) Stoop (residential use only) (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Commercial Landscape standards set forth in Section 11.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Non-residential Sustainable standards set forth in Section 12.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~



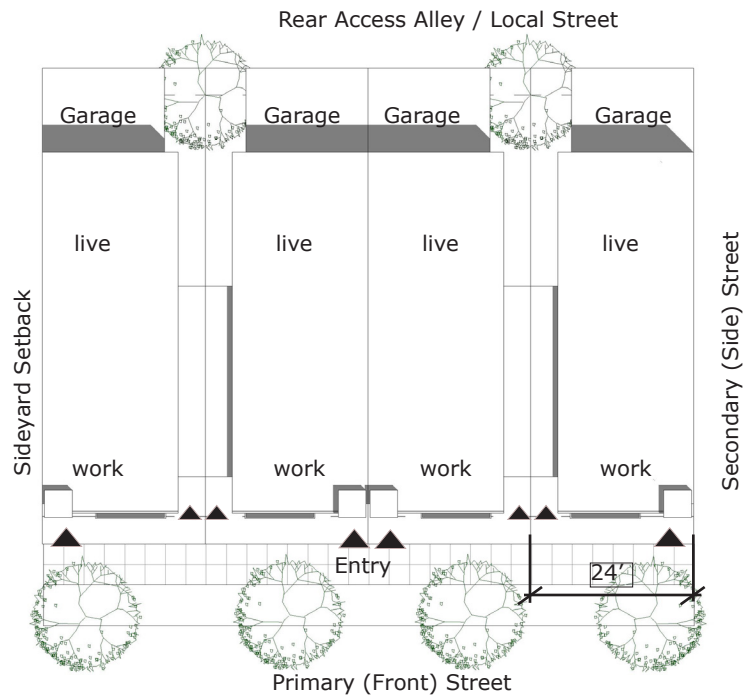
Illustrative Photo: Residential Units above Retail Frontage

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Commercial / Mixed-Use / Liner Buildings.~~

11. PARKING STANDARDS

- a. Parking may be provided in a surface parking court or in a structured parking garage preferably located behind the building frontage. *See and Residential*
- b. Commercial parking quantity requirements by District - See Section 3 *(and/ or Section 4 as applicable)*
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual residential units only.
- e. Off-street parking should not be visible from the Primary Street (i.e. screened by the building). Parking should be screened from Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Live/Work Building Type contains integrated housing units and working spaces, occupied and utilized by a single household, in either a Single-Family or Multi-family (side by side) configuration. The work component portion of the building is located at ground level with direct sidewalk access.

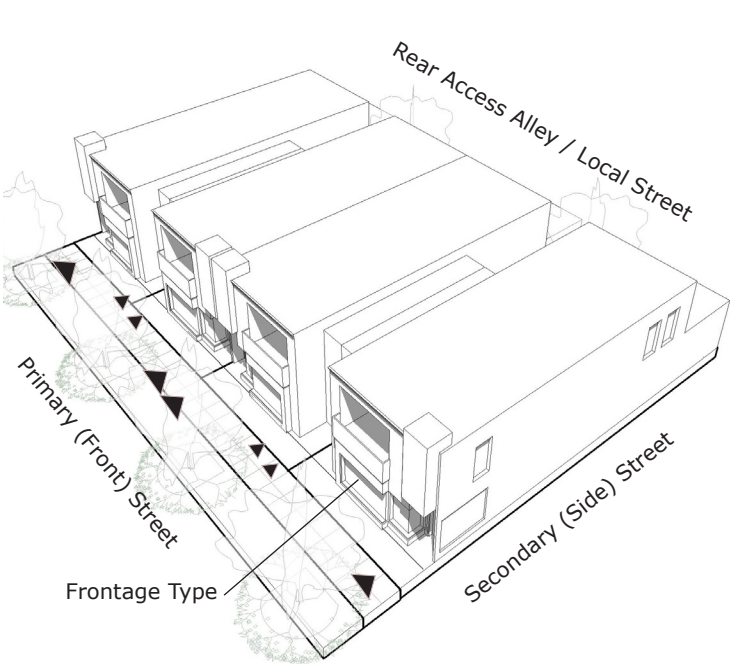
2. APPLICABLE DISTRICTS

The Live/Work Building Type is allowed in:

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. The ground floor work component portion of the building shall promote an active commercial environment with large windows, signage, overhead weather/sun protection, etc.
- b. In the BMS-NC District, a landscaped separation between buildings of at least 12 ft. wide is encouraged every 200 ft., or 8 units, whichever is less.
- c. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 24 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor work component shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. The work component access shall comply with one of the allowed frontage types.
- c. Residential units may be accessed by a separate entrance and by a stair. If a separate entrance is provided, the residential access shall be secondary to the work component access.
- d. Garages and services shall be accessed from a rear Alley / Local Street.
- e. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley / Local Street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. The massing of the overall primary facade of the building shall be designed such that each individual unit/work component is clearly expressed.
- c. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Urban Character Live/Work Building

7. FRONTAGES

- a. Each Live/Work unit shall provide a ground floor level work component fronting on the primary street. The work component shall be a minimum of 12 ft. in depth and 100% of Frontage (less residential entry and stair, if provided).
- b. The work component shall not be used as a part of the residential unit.
- c. Each dwelling unit shall have an individual entry access frontage.
- d. Allowed Frontage Types for Live/Work units are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (9.G)
 - (6) Stoop (9.H)
- e. Refer to Section 9 for Frontage Type definitions and standards.
- f. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C apply to all Live/Work Buildings.~~
- b. ~~The Commercial Landscape standards set forth in Section 11.D are applicable to Live/Work Buildings in the BMS-VMU District.~~
- c. ~~The Multi-family Landscape standards set forth in Section 11.E are applicable to Live/Work Buildings in the BMS-NC District.~~



Illustrative Photo: Residential Character Live/Work Building

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Residential Sustainable standards set forth in Section 12.E are applicable to Live/Work Buildings.~~

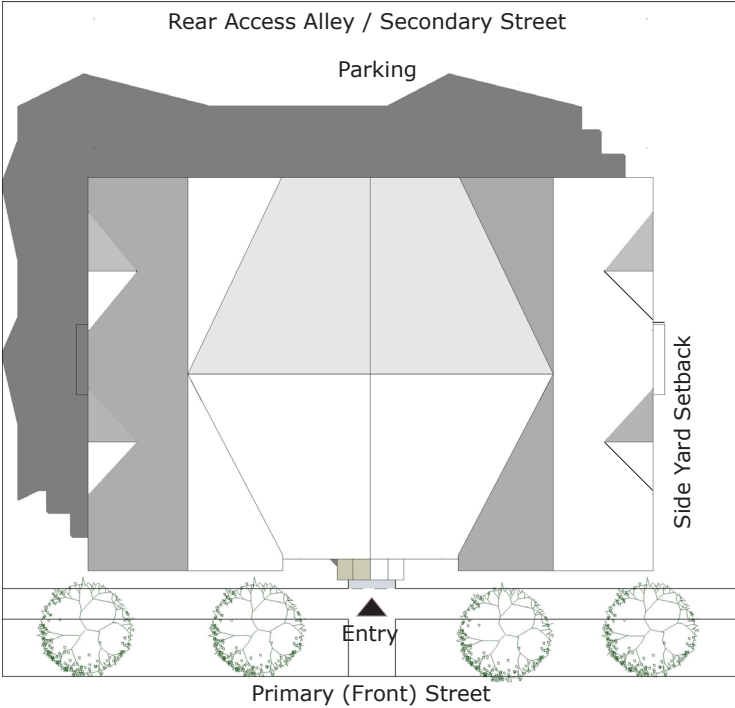
10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Live/Work Buildings.~~

11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling and accessed from an Alley / Local Street.
- b. ~~Commercial parking quantity requirements by District - See Section 3.~~
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual Residential units only.
- e. Surface parking, if provided should be screened from the Primary and Secondary streets by either placement behind a structure, by fencing per section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.H STACKED UNIT BUILDING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

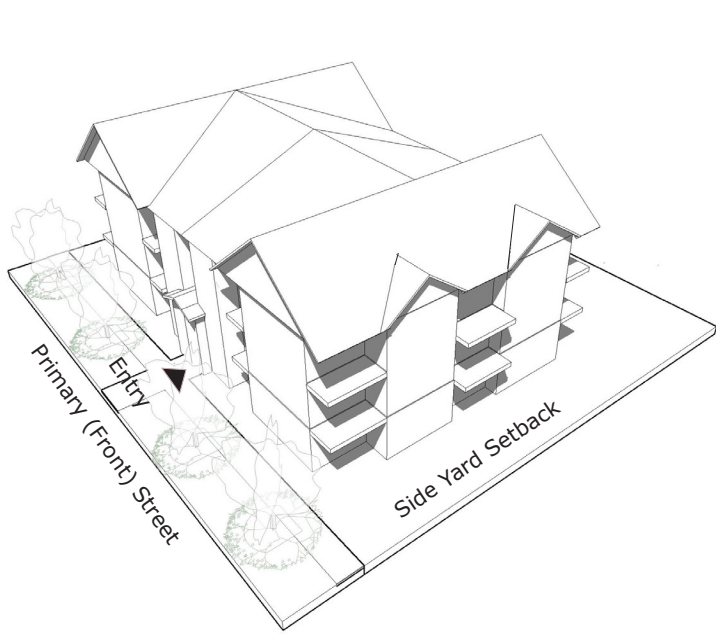
The Stacked Unit Building Type, commonly known as an Apartment, is a Multi-family residential only structure consisting of a number of dwellings units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. ~~In the BMS-VMU District, Stacked Unit Buildings require ground floor units to have direct street access. Secondary access may be provided through interior corridor.~~
- b. In order to provide an active pedestrian oriented streetscape in the BMS-NC District, ground floor residential units are encouraged to provide access directly from the street. Secondary access may be provided through interior corridor.
- c. In order to maximize "eyes-on-the-street" and an active streetscape, balconies and patios are encouraged at street frontages.
- d. Variety in building height, materials and colors is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum None, Maximum 200 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance lobby to the building shall be accessed directly from and face the Primary (Front) Street where practical.
- b. Ground floor residential units may either be accessed directly from the street and/or from an interior corridor, as required per District.
- c. ~~Upper floor units in the BMS-VMU District should be accessed from an interior corridor.~~
- d. Upper floor units in the BMS-NC District may be accessed from an interior corridor or from exterior stairs (walk-up).
- e. Elevator access may be provided to upper levels, as required by the International Building Code (IBC).
- f. Garages and services shall be accessed from a rear Alley / Local Street. This type is not allowed on a lot without an Alley / Local Street.
- g. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley/local street

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Contemporary Apartment Building

7. FRONTAGES

- a. The main entrance shall be prominent along the street facing facade. Ground floor units with direct street access shall utilize an allowed Frontage Type.
- b. Allowed Frontage Types for Stacked Units are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Stacked Unit Buildings.

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Stacked Unit Buildings.~~

10. SITE IMPROVEMENT STANDARDS

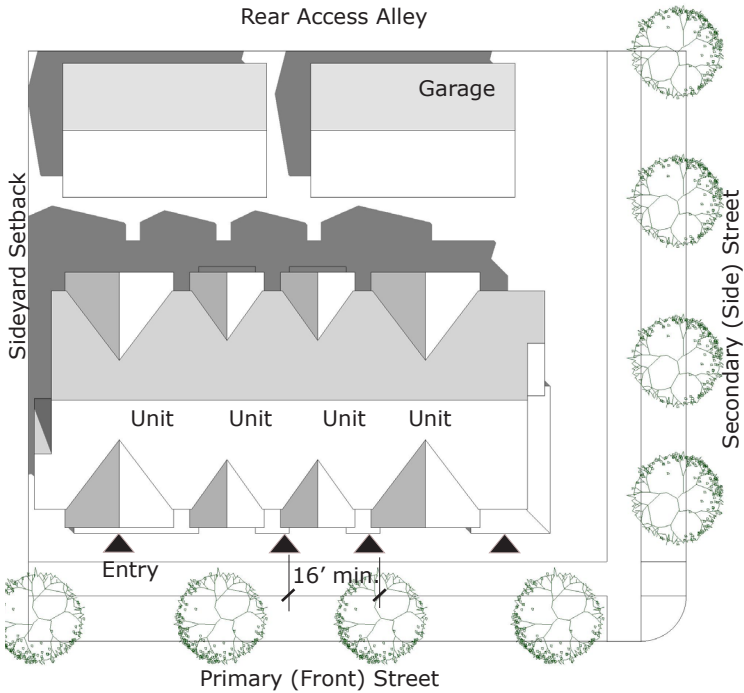
- a. ~~The Standards set forth in Section 13 are applicable to Stacked Unit Buildings.~~



Illustrative Photo: Traditional Walk-up Apartment Building

11. PARKING

- a. Parking may be provided in a surface parking lot, below grade parking structure or in detached parking garages accessed from the Alley / Local Street.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have indirect access to their parking stalls
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, should be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Row House Building Type is a structure of townhouse (multi-level) unit types arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along the frontage. Entry porches, stoops and raised front yards create a strong presence along the streetscape.

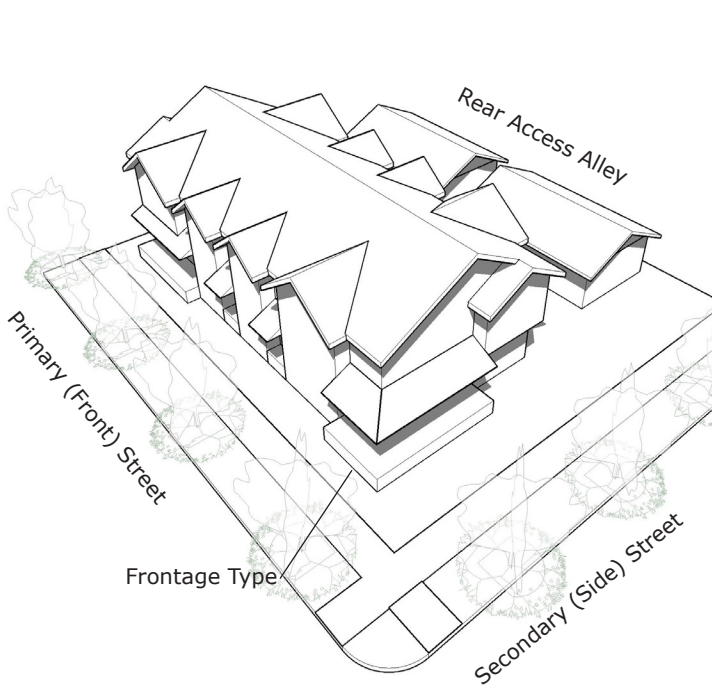
2. APPLICABLE DISTRICTS

The Row House Building Type is allowed in:

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. Break up long lines of Row Houses to provide visual relief and pedestrian access to Alleys.
- b. Provide a landscaped separation between buildings of at least 12 ft. wide every 200 ft. or 8 units, whichever is less.
- c. Corner lots should be wider to accommodate the side street setback along the street and to allow for building articulation and side porches.
- d. Variation in building height, materials and colors is required for multiple row house buildings along a streetscape.
- e. Place garages for end units toward the street to shield any adjacent surface parking.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 16 ft.
- b. Depth: Minimum 70 ft. (with attached garage)
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to each unit shall be accessed directly from and face the Primary (front) street where applicable. Corner buildings may have access on Secondary (side) street.
- b. Primary access shall comply with one of the allowed frontage types. ~~are encouraged to~~
- c. Garages and services ~~shall~~ be accessed from a rear Alley or local street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley or screened from Primary (front) street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. In a three story building, a townhouse dwelling may be stacked over a ground floor flat. The flat must be accessed by it's own front door at the frontage, and the townhouse dwelling shall be accessed by a separate door and stair.
- c. In a three story building, a townhouse dwelling may be stacked over a garage. The garage must be separated from the street frontage by a habitable space at least 10' in depth.
- d. The massing of the overall primary facade of the building shall be designed such that each unit is clearly expressed.
- e. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Traditional Row House

7. FRONTAGES

- a. Each Row House ground floor level shall be designed so that habitable space is oriented toward the fronting Primary Street or open space.
- b. Each dwelling unit shall have an individual entry access Frontage.
- c. Allowed Frontage Types for Row Houses are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- d. Refer to Section 9 for Frontage Type definitions and standards.
- e. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Row Houses.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Row Houses.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Row Houses.~~

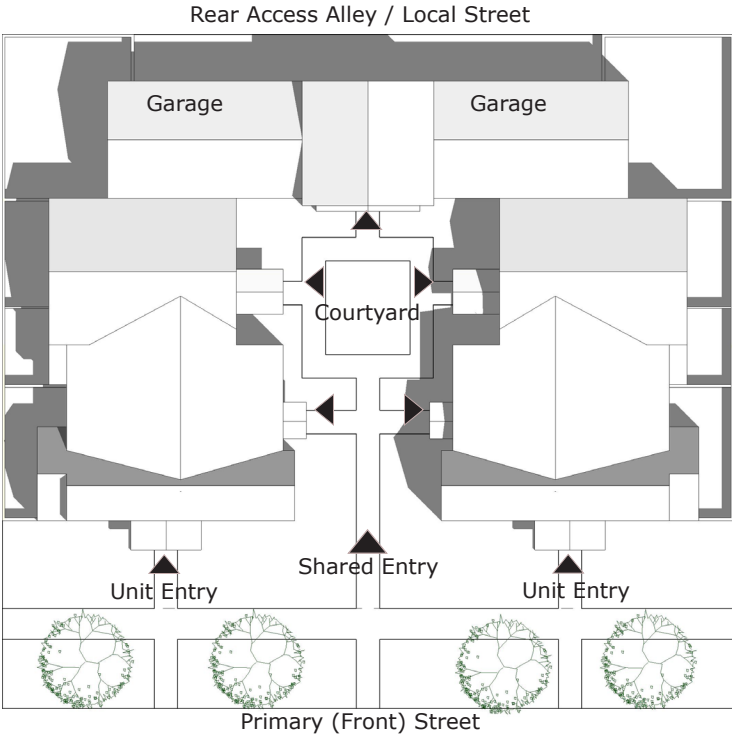


Illustrative Photo: Contemporary Row House with Stoop Frontage

11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling.
- b. Additional parking may be provided in a surface parking lot accessed from the Alley / Local Street.
- c. Residential parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their parking stalls.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7c.
- g. See Section 13.D for Common Parking Standards.
- ~~h. Refer to Section 3 for additional District-specific parking standards.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.J COURTYARD HOUSING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

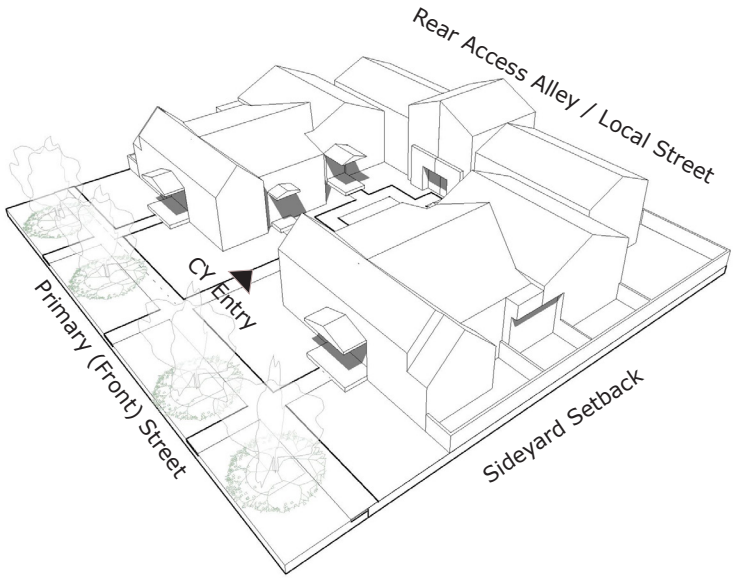
The Courtyard Housing Building Type consists of Multi-family residential units arranged around a central court. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both.

2. APPLICABLE DISTRICTS

- a.  Neighborhood Collector (BMS-NC) (3.C)
- b.  Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The shared courtyard shall be partially or wholly open to the street.
- b. Portions of buildings adjacent to the frontage line shall address the street with building entries, allowed frontage types and windows such that it is considered a front facade.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 125 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to each ground floor unit is directly off the common courtyard, or from the Primary (front) street.
- b. Upper level residential units shall be accessed by a courtyard level lobby or open stair.
- c. Garages and services shall be accessed from a rear Alley / Local Street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. The overall scale of the building shall be minimized through the expression of individual units or unit stacks, designed to a house scale.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Varied building heights are encouraged in the courtyard arrangement and should be utilized to maximize solar exposure to the courtyard.
- e. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Courtyard Apartments - Stacked Flats

7. FRONTAGES

- a. For Courtyard Housing, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Courtyard Housing Units are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Courtyard Housing.~~
[See](#)

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Courtyard Housing.~~
[See](#)

10. SITE IMPROVEMENT STANDARDS

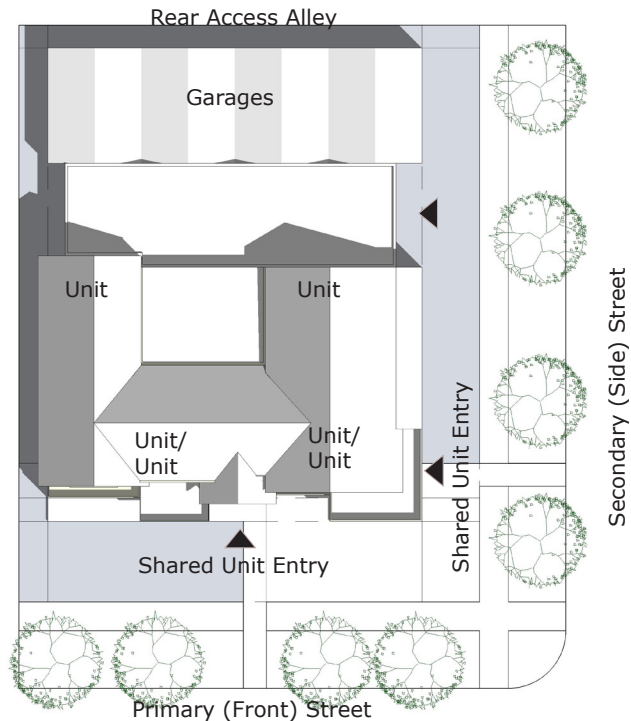
- a. ~~The Standards set forth in Section 13 are applicable to Courtyard Housing.~~
[See](#)



Illustrative Photo: Courtyard Apartments - Townhouses

11. PARKING

- a. Parking may be provided in a surface parking lot or in attached or detached parking garages accessed from the Alley.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking stalls.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7c.
- f. Parking is not allowed in the Courtyard.
- g. See Section 13.D for Common Parking Standards.
- ~~h. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

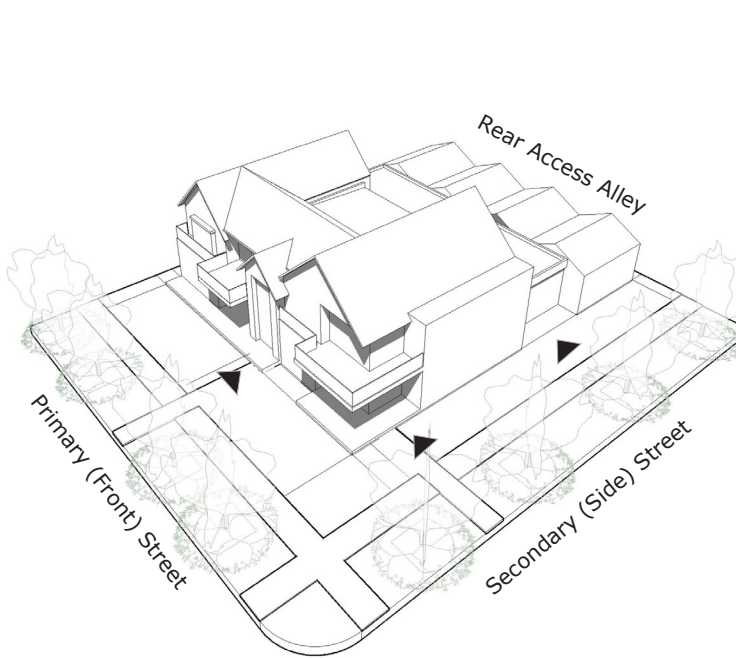
The Mansion Apartment Building Type combines 3 to 6 residences within one structure designed to resemble a large Single-Family “mansion” in a typical neighborhood setting. The units may include stacked flats and/or townhouse units. This Building Type allows for Multi-family, higher density housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. Mansion Apartments shall be designed to be compatible with adjacent Single-Family houses.
 - (1) Mid-block: limited to a maximum of 4 units.
 - (2) Corner: limited to a maximum of 6 units.
- b. In order to maintain the scale of a large Single-Family House, entries to multiple units shall be combined to limit the number of individual entries visible from the street.
 - (1) Mid-block: 2 entries max. at street frontage.
 - (2) Corner: Must utilize both street frontages for entry locations.
- c. Mansion Apartments located in the Neighborhood General District (BMS-NG) shall be sited to lessen the impact on surrounding Single-Family homes as follows;
 - (1) Limited to block ends.
 - (2) Must be sited across from an open space.
- d. Each unit shall have one outdoor space directly accessible from a living area. The space may be provided as a covered porch, patio or balcony and must be at least 6 ft. deep and a total of 72 SF minimum.



Illustrative Axonometric Diagram

4. LOT SIZE

with detached garage.

- a. Width: Minimum 70 ft. ~~Maximum 100 ft.~~
- b. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrances to dwelling units shall be accessed directly from and face the Primary (Front) Street. Corner buildings shall also have access on Secondary (Side) Street.
- b. When located on a corner, Frontage Types and entries shall be provided on both elevations facing the street.
- c. Street frontage entries to multiple units shall be combined: 3-4 units = 2 entries max, 5-6 units = 3 entries max.
- d. If a surface parking lot is provided, the rear facade must also contain unit entries. These entries may be in addition to the maximum street frontages entries.
- e. Garages and services shall be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- f. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Building shall be designed to a scale and massing appropriate for a large Single-Family house.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES



Illustrative Photo: Corner Lot Mansion Apartment (6 units max.)

a. Allowed Frontage Types for Mansion Apartment are:

- (1) Forecourt (9.E)
- (2) Greenbelt (9.F)
- (3) Porch (9.G)
- (4) Stoop (9.H)

- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable~~ **apply** to Mansion Apartment Buildings.

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Mansion Apartment Buildings.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Mansion Apartment Buildings.~~ **See**

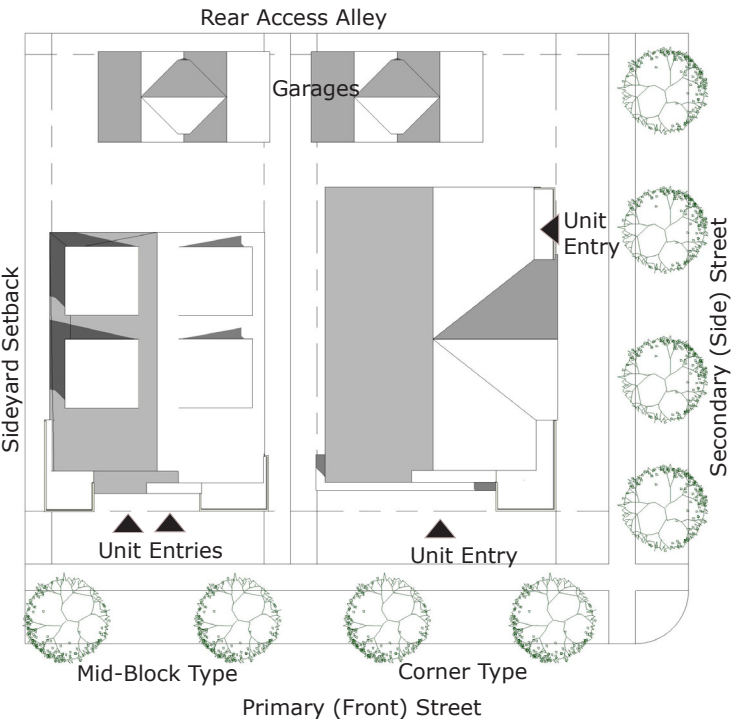


Illustrative Photo: Mid Block Mansion Apartment (4 units max.)

11. PARKING

- a. Parking may be provided in a surface parking lot, in attached or detached parking garages accessed from the Alley.
- b. Residential Parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking stalls.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District specific standards.~~

BUILDING AND DEVELOPMENT STANDARDS FOR
8.L PAIRED HOUSE (DUPLEX)



Illustrative Plan Diagram

1. TYPE DESCRIPTION

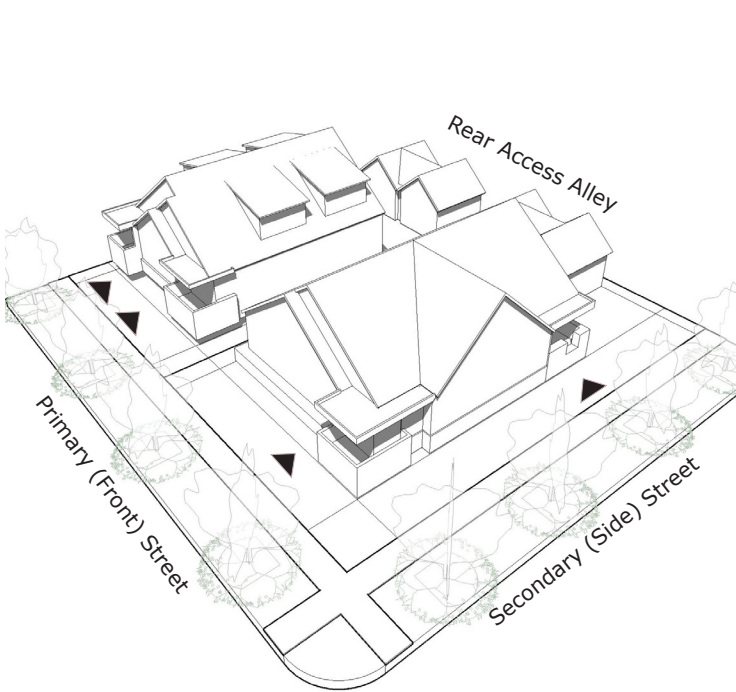
The Paired House Building Type, also known as a Duplex, combines two residences within one structure designed to resemble a Single-Family house in a typical neighborhood setting. The units may include stacked flats or side by side townhouse units. This Building Type allows for smaller scale Multi-family housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. In order to maintain the scale and context of a Single-Family house, entries to multiple units shall utilize one Frontage Type.
- b. The use of corner lots for Paired Houses is encouraged. Corner lots are ideally suited for the Building Type providing for individual unit entries on both street frontages and allowing this Multi-family housing type to blend more easily with adjacent Single-Family houses.
- c. On any block that contains four or fewer lots, Paired Houses are limited to one per block and the lot upon which the Paired House is allowed must be identified on the plat face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 50 ft. , Maximum 70 ft. See section 5.c below for alternate width conditions.
- b. Depth: Minimum ~~100 ft.~~ 80 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. For mid-block buildings, the main entrances to units shall be accessed directly from and face the street. The mid-block units may have separate entries or may be combined in a single exterior entry. The main entrances to dwelling units shall be accessed directly from and face the Primary (front) street.
- b. Corner sites must utilize both street frontages for separate unit entries.
- c. The preferred access for garages and services is the rear Alley. When built on streets with front access residences, lot must be a minimum width of 100 ft. and driveways set apart by 30 ft., or, lot may be 80 ft. minimum width with shared drive to rear garage (side yard driveway access). When built on a corner lot condition, maximum width will be 74 ft. to allow a 10 ft. side yard.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley, where present.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Building shall be designed to a scale and massing appropriate for a Single-Family house.
- c. Individual units may either be expressed or designed to resemble one large Single-Family house.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Duplex

7. FRONTAGES

- a. Allowed Frontage Types for Paired House are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

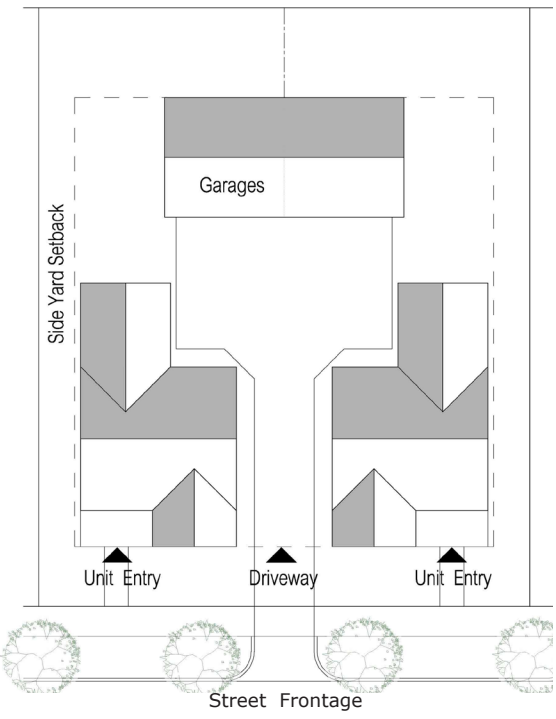
- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable to Paired Houses.~~ apply

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Paired Houses.~~ See

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Paired Houses.~~ See



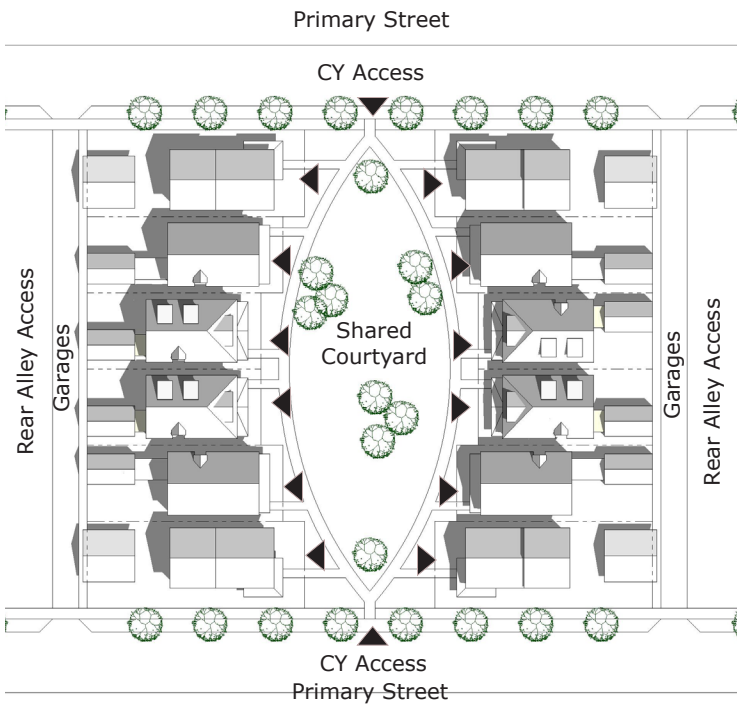
Illustrative Diagram: Mid-Block Duplex

11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley where provided. When built on a front load lot, garages shall be set back a minimum of 4 ft. from the front door or 16 ft. or more from the main front facade (side yard driveway access).
- b. Residential Parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking garages.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. See Section 13.D for Common Parking Standards.
- f. Additional surface parking, with a minimum depth of 20 ft., may be provided adjacent to garage. Parking shall be screened from the Primary or Secondary streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- ~~g. Refer to Section 3 for additional District-specific parking standards.~~

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Paired Building Type. See Section 8.P for Accessory Unit Building Type Standards.



Illustrative Plan Diagram - Through Block Court

1. TYPE DESCRIPTION

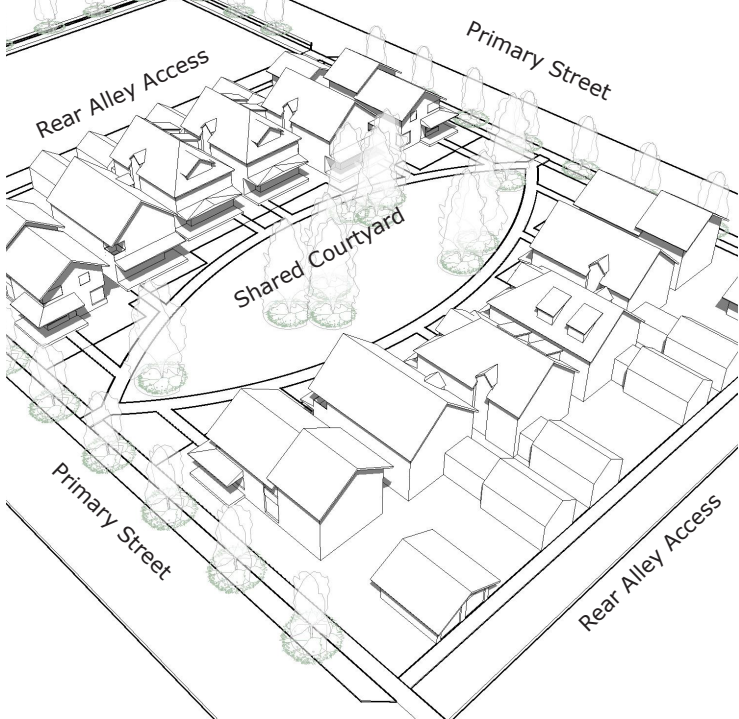
The Cottage Court Building Type consists of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided. House and lot sizes are smaller in comparison to others in the neighborhood. The trade-off for smaller lots is the large common courtyard which may contain a variety of uses: tot lot playground, community gardens, landscaped open space, etc.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The courtyard shall be either partially or wholly open to the street. The street frontage may be open or maintained by a hedge or low fence. The courtyard entry may be defined by an arbor or similar element but should not be gated.
- b. The courtyard may span an entire block width to provide a mid-block pedestrian connection.
- c. Cottage courts may be wholly open to the street in a corner configuration, serving as a open space to the neighborhood.
- d. Consider locating courtyard open space at terminated vistas at perpendicular streets.
- e. The shared open space and individual houses of Cottage Courts can soften the transition between Districts of higher densities (i.e. BMS-NC to BMS-NG).
- f. Cottage Courts offer solutions for development of irregular shaped blocks.
- g. Portions of buildings adjacent to the street frontage shall address the street with corner elements (i.e. wrap around porch), articulation and windows similar to a front facade.



Illustrative Axonometric Diagram - Through Block Court

4. LOT SIZE

- a. Width: Minimum 35 ft.
- b. Depth: Minimum 70 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrances to dwelling units shall be accessed directly from the courtyard. Units that are adjacent to the street frontage may be accessed from the street (i.e. corner porch).
- b. Garages and services shall be accessed from an Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2
- b. Massing of houses shall be of a smaller scale, compact configuration.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Mid Block Cottage Court

7. FRONTAGES

- a. For Cottage Courts, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Cottage Courts are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards in 11.C and the Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Cottage Courts.

9. SUSTAINABLE STANDARDS

- a. The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Cottage Courts.

10. SITE IMPROVEMENT STANDARDS

- a. The Standards set forth in Section 13 are applicable to Cottage Courts.



Illustrative Photo: Corner Block Cottage Court

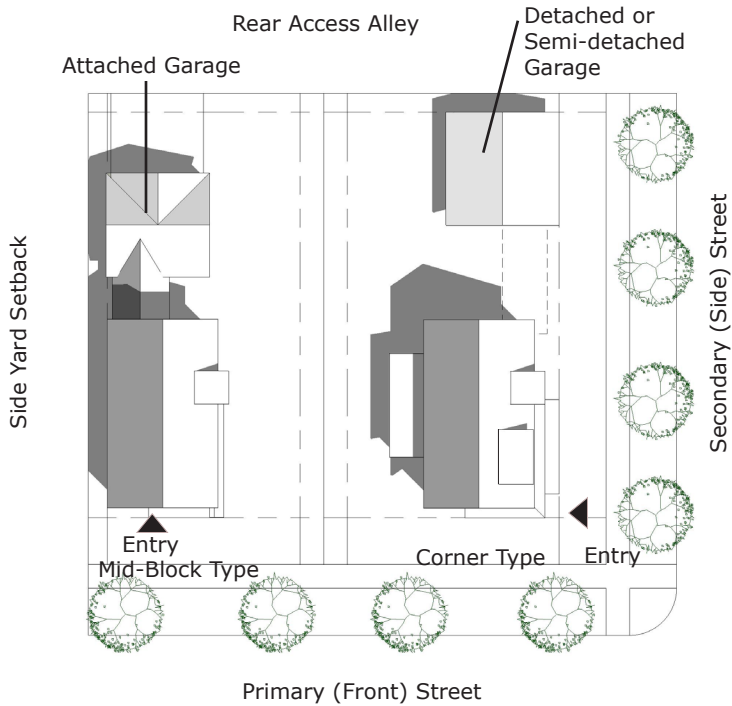
11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley.
- b. Small surface lots may be provided off of Alley for additional parking.
- c. Residential Parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their garages.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Additional surface parking may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement.
- g. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- h. Parking is not allowed in the Courtyard.
- i. See Section 13.D for Common Parking Standards.
- j. Refer to Section 3 for additional District-specific building height standards.

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Cottage Court Building Type. See Section 8.P for Accessory Unit Building Type Standards.

BUILDING AND DEVELOPMENT STANDARDS FOR
8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS



Illustrative Plan Diagram

1. TYPE DESCRIPTION

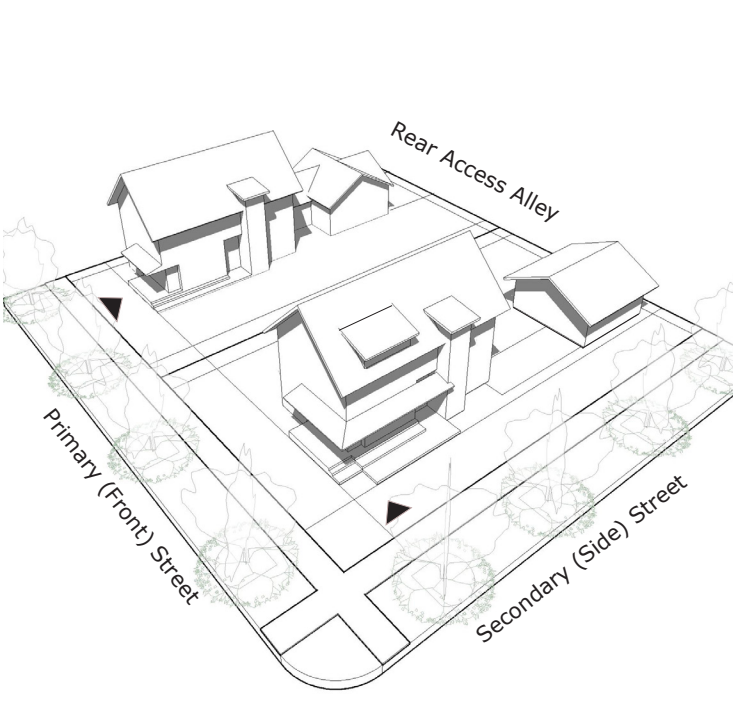
The Single-Family House - Alley Access Building Type is a structure that accommodates one primary residence. Garages are accessed by a rear Alley. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes and affordability levels.

2. APPLICABLE DISTRICTS

- a.  Neighborhood Collector (BMS-NC) (3.C)
- b.  Neighborhood General (BMS-NG) (3.D)
- c.  Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Streetscape diversity is achieved through different models and architectural styles.
- b. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 40 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services may be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers should be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Single-Family House

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)
 - (4) Greenbelt Frontage (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.~~
See

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.~~
See

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Single-Family Houses.~~
See



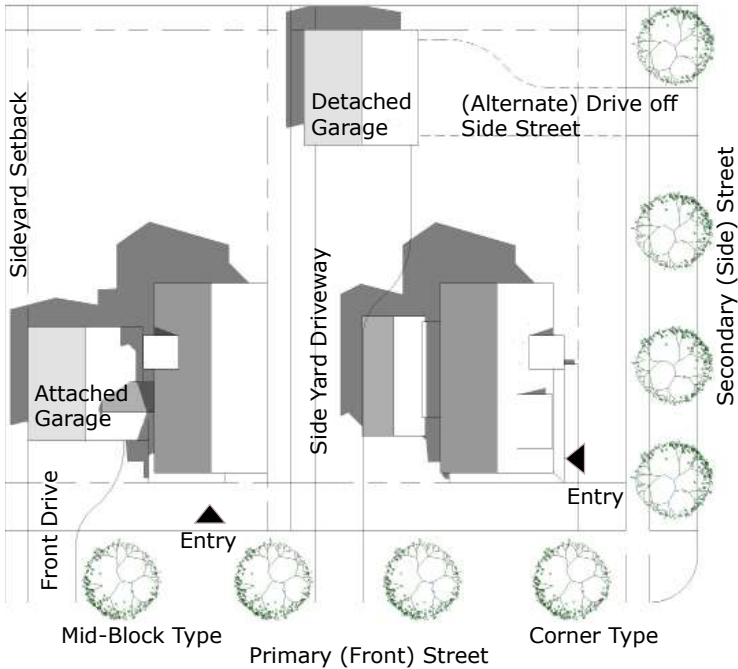
Illustrative Photo: Mid-Block Single-Family House

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the Alley. The use of each these garage types are encouraged within a block to create a varied and more interesting Alley.
- c. Dwellings *may* have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. Garages shall either be setback 4 ft. from Alley easement (no parking) OR Garages may be setback 16 ft. or more from Alley easement to allow surface parking in front of garage. Setbacks between 4 ft. and 16 ft. are not allowed due to potential parking encroachment in the Alley.
- f. Additional surface parking, with a minimum depth of 20ft., may be provided adjacent to garage. Parking shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- ~~g. Refer to Section 3 for additional District-specific parking standards.~~

~~12. ACCESSORY UNITS~~

- ~~a. Accessory Units are allowed for the Single-Family House Alley Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

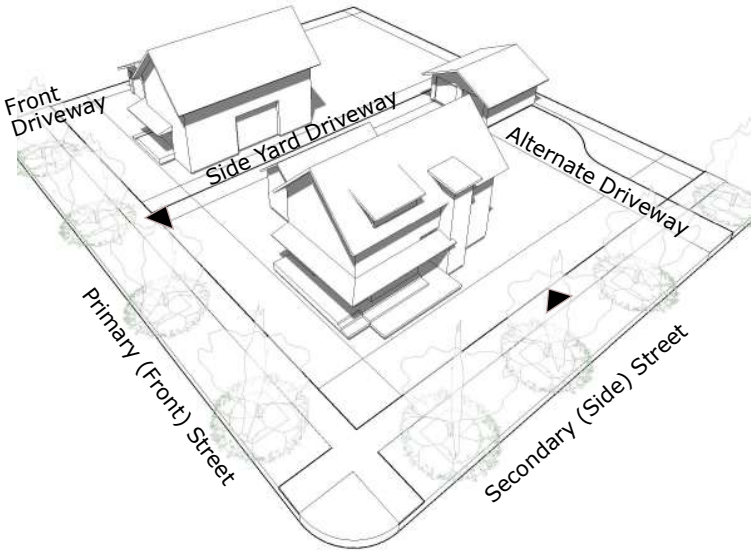
The Single-Family House - Street Access Building Type is a structure that accommodates one primary residence. Garages are accessed from the street by a side yard or front driveway. This type cannot be used if a rear Alley is provided. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes, and affordable levels.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)
- b. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Street Access Houses require a design and layout that lessens the visual impact of the garages from the street. The preferred solution is the side yard driveway.
- b. Streetscape diversity is achieved through different models and architectural styles. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Min. ~~50 ft.~~ 40 ft.
- b. Depth: Minimum ~~100 ft.~~ 80 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services shall be accessed from the street in either a side yard driveway or front driveway condition. On corner lots the garage may be accessed from the Secondary (side) Street.
- c. Driveways shall be placed a minimum of ~~30 ft. apart~~ 20 feet apart unless combined into a shared driveway condition.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the street and screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. ~~Garages shall be no more than 60 percent of the structure facade.~~
- C. (1) Detached or semi-detached garages shall be set to the rear of the lot with a side yard driveway. Corner lots may have driveway access from the Secondary (side) Street.
- (2) Attached garages with a front driveway condition may have three bays when one of the bays is recessed a minimum of 2 ft. from the other garage bays and when a Porch Frontage Type is used with a porch at least 80 sq. ft. in size. (See Section 9.G).



Illustrative Photo: Side Yard Driveway Access

- (3) Attached garages at corner lots may be accessed from the secondary side street, however the Primary (front) Street facing facade shall have articulation and windows, similar to the front facade.
- (4) If an attached garage is setback 16 ft. or more from the main facade of the house, or if the conditions of c(5) below are met, it shall be considered as a side yard driveway condition per 5.c. block face percentage calculation.
- (5) A garage may be part of a front facade when the garage has a side driveway condition. With a side driveway condition, the garage portion of the facade facing the street will feature design elements to match the residence. These elements may include similar window types, an upper story, and/or further architectural articulation complementary to the principal structure.
- d. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.



Illustrative Photo: Front Driveway Garage

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.~~ See Section

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Single-Family Houses.~~ See

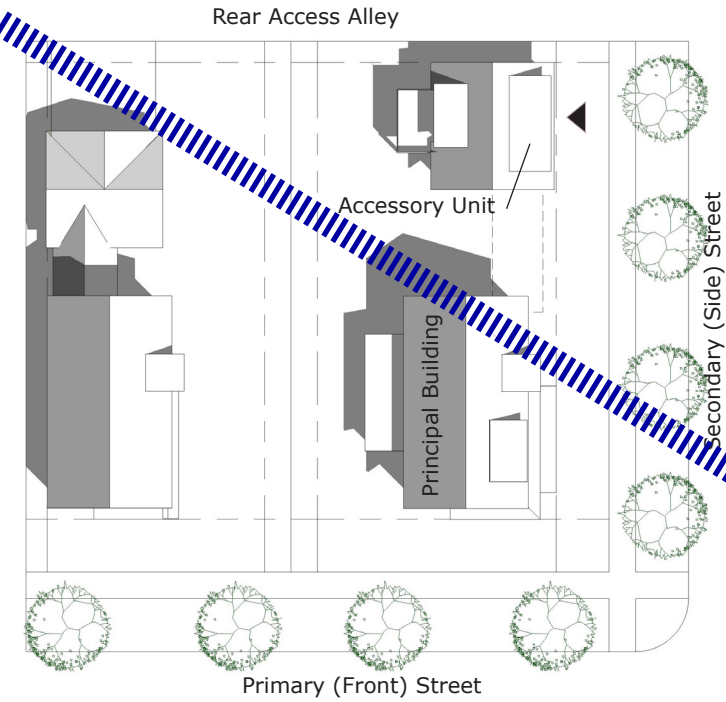
11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the street.
- c. Dwellings have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. ~~Refer to Section 3 for additional District-specific parking standards.~~ may

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Single-Family House - Street Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.

8.P ACCESSORY UNIT



Illustrative Plan Diagram

1. TYPE DESCRIPTION

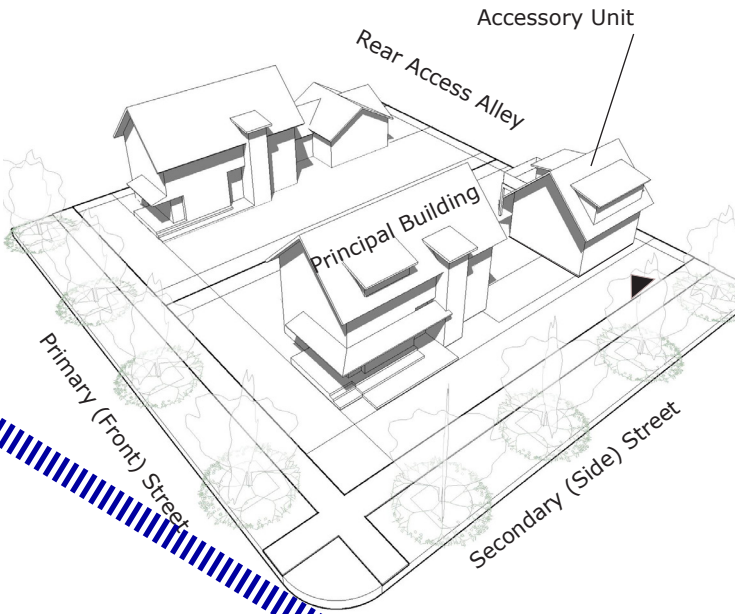
The Accessory Unit Building Type is a structure that accommodates accessory uses above a detached or semi-detached garage or within the principal building. The Accessory Unit is located on a lot which also contains the principal building. The Accessory Unit can be used as an accessory (rental) dwelling, home office, or simply additional living space. The units may contain permanent provisions for working, living, sleeping, eating cooking and sanitation. Dwelling units in the Accessory Unit Type are not included in the density counts for the community.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)
- b. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Corner lot Accessory Units are ideally suited for Home Occupation uses due to visibility from the street.
- b. Accessory Units enliven the Alley streetscape with activity and architectural interest, however their use is limited to avoid intense density in Alleys.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum per Principal Building Type
- b. Depth: Minimum per Principal Building Type
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The unit is located above a detached or semi-detached garage. Access to the upper level unit may be by an open or enclosed stair.
- b. The main entry to the unit must be separate from the garage below and direct to the exterior.
- c. The entry may be accessed from the Alley, side street, rear or sideyard of the main house.
- d. Where an Alley is present, parking and services shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2, but in all cases not taller than the principal structure.
- b. The maximum size of an Accessory Unit above a detached or semi-detached garage is 600 SF.
- c. The maximum size of an Accessory Unit attached to the principal structure is 440 SF.
- d. The design and massing of the Accessory Unit shall be compatible with the principal building.
- e. Accessory Units are limited to 50% per block face.
- f. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot / Alley Access Accessory Unit

7. FRONTAGES

- a. Frontage Types are not applicable for Accessory Units.
- b. Refer to Section 3 for applicable District Standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

The Common standards 11.C and the Single-Family landscape standards set forth in Section 11.E.1 are applicable to Accessory Units.

9. SUSTAINABLE STANDARDS

- a. The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Accessory Units.

10. SITE IMPROVEMENT STANDARDS

- a. The Standards set forth in Section 1 are applicable to Accessory Units.



Illustrative Photo: Street Access Accessory Unit

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking standards for the principal building apply.
- c. At Alley conditions one additional surface parking stall may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement and shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- d. Refer to Section 3 for additional District-specific parking standards.



**FRONTAGE
TYPE
STANDARDS**

9

Section 9 identifies design standards for the Frontage Types permitted in each district.

9.A Introduction	9-2
9.B Storefront	9-2
9.C Arcade	9-2
9.D Gallery	9-2
9.E Forecourt	9-3
9.F Greenbelt	9-3
9.G Porch	9-3
9.H Stoop	9-3

9.A INTRODUCTION

1. Purpose

This Section identifies the design standards for each of the Building Types allowed within the Districts that make up the Badger Mountain South community. These regulations ensure that the proposed development is consistent with the project goals for building form, character and quality.

The Building Type Standards include:

- Type Description
- Required Lot Size
- Pedestrian Access
- Allowed Frontage Types
- Vehicle Access and Parking,
- Open Space Requirements
- Landscape Requirements
- Building Size and Massing
- Allowed Architectural Styles

2. Applicability

Each proposed building shall be designed in compliance with the standards of this Section for the applicable Building Type. Civic, Community and Institutional Buildings, as well as stand-alone Commercial Buildings are exempt from these standards due to their unique disposition and application. These building types shall be approved under special review by the Master Plan Architect (MPA).

3. Allowable Building Types by District

Each proposed building shall be designed as one of the types allowed by the Allowed Building Type by District Table in Section 2.3 and the Building Type Standards Summary Table Section 7.2.8.B

In addition to the standards in this Section, each Building Type is subject to the requirements of the applicable District standards in Section 3, the applicable Frontage Type Standards in Section 8, as well as the Architectural Standards in Section 9.8, and the applicable Frontage Type Standards in Section 9. Section 3 District Standards identify the Intent of the District and regulate the Building Placement on Lot (Setbacks & Encroachments), Building Profile and Type (Building Height, Building Types and Frontage Types) and Parking (Placement, Access & Requirements).

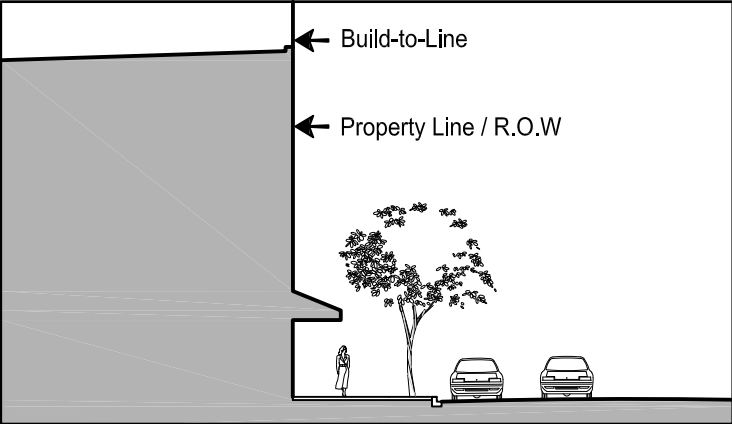
Section 8 Frontage Type Standards define the various allowed Frontage Types and identifies the required configuration (depth, width, height, components, etc) of each type.

Section 9 Architectural Standards identifies and defines the allowed Architectural Styles for development within the Badger Mountain South community.

9.B Storefront



Illustrative Photo: Commercial Streetscape Storefront Frontage



Standards Diagram Section - Storefront

1. DESCRIPTION

The Storefront Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. This Frontage Type includes large areas of transparent glazing and doors. The main facade of the building is at or near the Build-to-Line. Canopies and awnings overlap the sidewalk along the majority of the Frontage and are wide enough to provide overhead weather protection and pedestrian scale at the street level.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

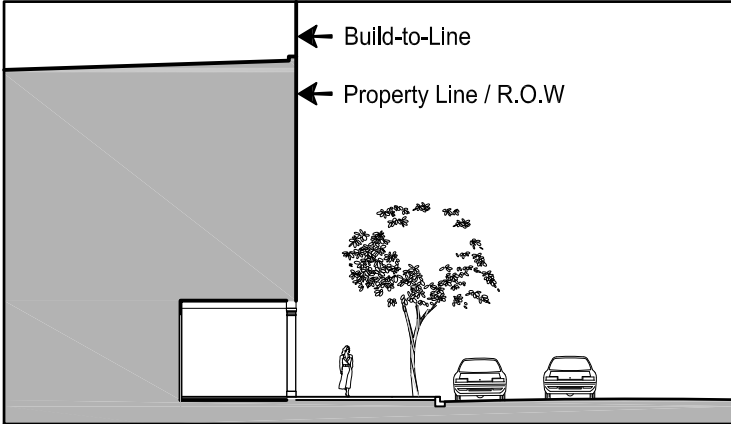
4. STANDARDS

- a. Placement: At or near Build-to-Line, per District.
- b. Windows and Doors: At least 75% of the first floor wall area along the primary frontage shall have transparent glazed openings between 2 ft. and 9 ft. above the sidewalk level. The Storefront shall provide clear views of merchandise displays within the space a min. of 4 ft. in depth. Entrances are at sidewalk grade.
- c. Elements: Canopies and awnings shall overlap the sidewalk 5 ft. min. in depth and provide 8 ft. min. /16 ft. max. clear height, as measured above the adjacent sidewalk. A City of Richland Sidewalk Use Licence is required for elements that extend over a public sidewalk.
- d. Cafe seating and merchandise display is encouraged on the sidewalk in front of the Storefront. Five ft. of unobstructed sidewalk must be provided between the curb line and the outdoor seating area.

9.C ARCADE



Illustrative Photo: Outdoor Dining at Arcade Frontage



Standards Diagram Section - Arcade

1. DESCRIPTION

The Arcade Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. Arcade Frontage includes a colonnade supporting habitable commercial or residential space above. The colonnade provides pedestrian shelter and opportunities for covered outdoor dining and merchandise display.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

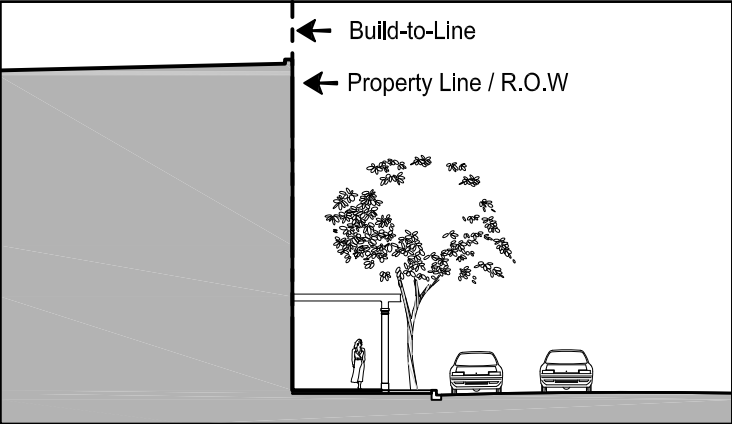
4. STANDARDS

- a. Placement: At or near Build-to-Line, per District.
- b. Windows and Doors: Storefronts shall correspond to colonnade spacing. The Storefront shall provide clear views of merchandise displays within the space. Entrances are at sidewalk grade.
- c. Elements: Arcade shall be no less than 8 ft. wide and 10 ft. tall.
- d. Cafe seating and merchandise display is encouraged in the Arcade. A City of Richland Sidewalk Use License is required for use of a public sidewalk.

9.D GALLERY



Illustrative Photo: Gallery Frontage Streetscape



Standards Diagram Section - Gallery

1. DESCRIPTION

The Gallery Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. Gallery Frontage includes a colonnade supporting a roof or balcony above. The colonnade covers the sidewalk and provides pedestrian shelter and opportunities for covered outdoor dining and merchandise display.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

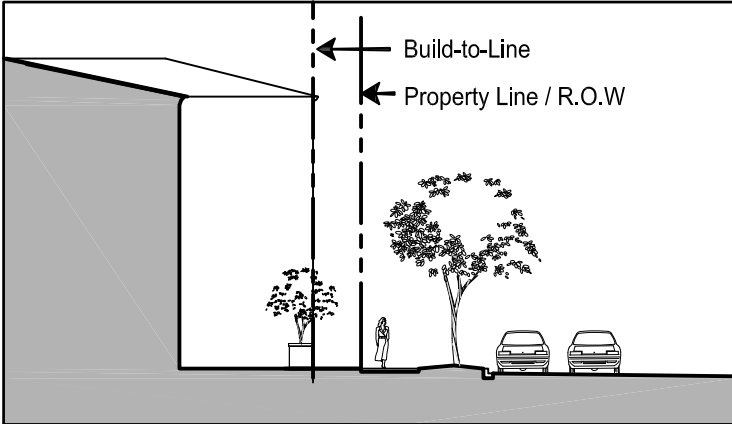
4. STANDARDS

- a. Placement: Colonnade may overlap the width of the sidewalk to within 5 ft. of the curb. Overlap of R.O.W. requires easement.
- b. Windows and Doors: Storefronts shall correspond to colonnade spacing. The Storefront shall provide clear views of merchandise displays within the space. Entrances are at sidewalk grade.
- c. Elements: Gallery shall be no less than 8 ft. wide and 10 ft. tall.
- d. Cafe seating and merchandise display is encouraged in the Gallery. A City of Richland Sidewalk Use License is required for use of a public sidewalk.

9.E FORECOURT



Illustrative Photo: Residential Entry Court



Standards Diagram Section - Forecourt

1. DESCRIPTION

The Forecourt Frontage Type is appropriate for either residential or commercial Districts and Building Types. This Frontage includes a small court space that is setback while the majority of the building is placed at or near the frontage line. The Forecourt may be used as an entry court and shared garden space for residential uses, or as additional shopping or restaurant seating areas within commercial districts. This type should be used sparingly along a block frontage.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~ (3.C.A or B)
- c. ~~Neighborhood General (BMS-NG) (3.D)~~
- d. ~~Neighborhood Edge (BMS-NE) (3.E)~~

3. APPLICABLE BUILDING TYPES

- a. All Building Types (Section 8)

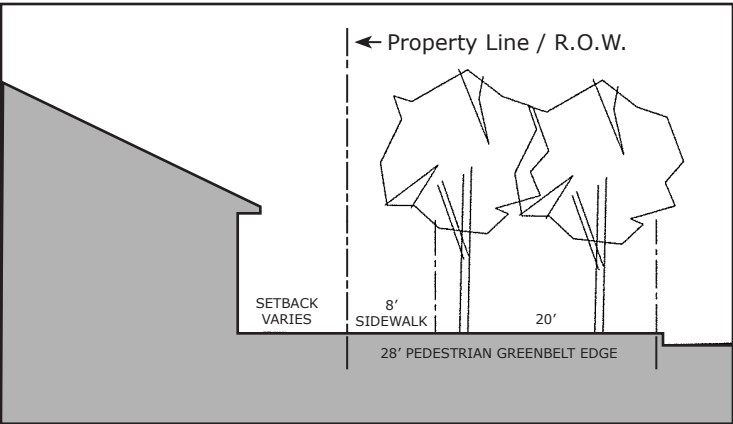
4. STANDARDS

- a. Placement: Court space shall front onto a street. The proportions and solar orientation should be carefully considered for user comfort.
- b. Windows and Doors: Entrances are at sidewalk grade.
- c. Elements: A small wall, hedge or fence shall be placed along the frontage line where it is not defined by a building; see Fencing Standards, section 13.A.
- d. Large trees placed in the Forecourt may overhang the sidewalks.

9.F GREENBELT



Illustrative Photo: Row Houses on Greenbelt



Standards Diagram Section - Greenbelt

1. DESCRIPTION

The Greenbelt Frontage Type is located per the Regulating Plan for Civic Spaces (5.B) primarily along Collector streets and serve as a “green connection” and trail network to amenities throughout the community. This Frontage Type serves as a buffer from the Collector Streets.

2. APPLICABLE DISTRICTS

- a. ~~Neighborhood Collector (BMS-NC) (3.C)~~ (3.C.A or B)
- b. ~~Neighborhood General (BMS-NG) (3.D)~~

3. APPLICABLE BUILDING TYPES

- a. All Building Types allowed in District (Section 8)

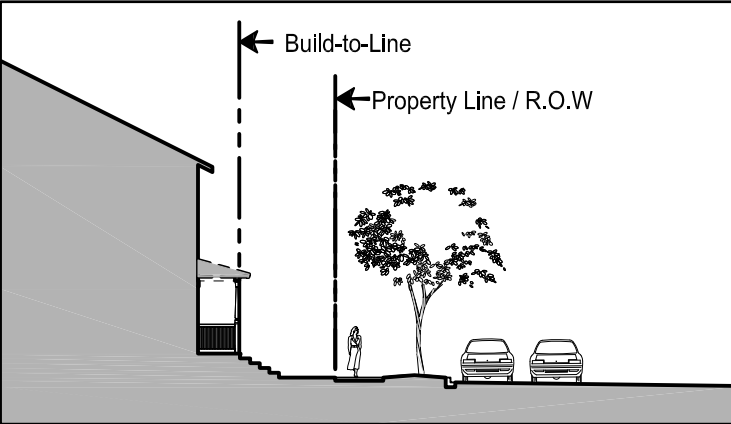
4. STANDARDS

- a. Placement: The Greenbelt frontage creates a deep landscaped setback from the street. Buildings fronting on the greenbelt may have any of the allowable frontages for the Building Type (i.e. Porch, Stoop, etc.)
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Frontage onto Greenbelt may be undefined or defined by fence or hedge.
- d. An 8 ft. min. wide sidewalk located along the property line will provide the public access for adjacent buildings.
- e. ~~A Primary or Secondary Trail will meander through the Greenbelt, see 5.K Illustrative Trail Layout Plan.~~ When a Primary Trail is co-located within a Greenbelt, the Trail shall take on the development standards of the Greenbelt and no additional sidewalk is required. ~~residential~~
- f. The Greenbelt shall be a minimum of 28 ft. deep along building Frontages. ~~5.J~~
- g. See Section ~~5.H~~ for additional Greenbelt standards.

9.G PORCH



Illustrative Photo: Single-Family Front Porches



Standards Diagram Section - Porch

1. DESCRIPTION

The Porch Frontage Type is appropriate for all residential Districts and Building Types. This Frontage includes a covered roof area enclosing an outdoor room deep enough for seating. The Porch provides a transition between public and private space and creates opportunity for interaction between neighbors.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use - Residential only (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~ (3.C.B)
- c. ~~Neighborhood General (BMS-NG) (3.D)~~
- d. ~~Neighborhood Edge (BMS-NE) (3.E)~~

3. APPLICABLE BUILDING TYPES

- a. All Residential Building Types (8.F-8.O)

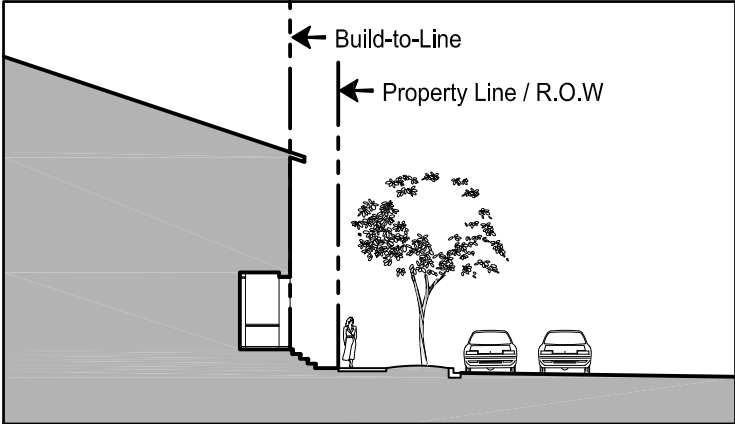
4. STANDARDS

- a. Placement: Building front shall be placed back far enough to allow for a Porch and stair, if required. Stair may encroach into required setback.
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Porch shall be no less than 6 ft. deep to allow for usable seating area. However, the Porch may be reduced to a depth of 4 ft. to meet house and architectural style requirements. Upper floor decks are permitted above the Porch.

9.H STOOP



Illustrative Photo: Row House Stoop Frontages



Standards Diagram Section - Stoop

1. DESCRIPTION

The Stoop Frontage Type is appropriate for Districts and Building Types that contain higher density housing where the ground floor residential use is close to the frontage line and raised from the street for privacy. This Frontage includes an exterior stair and landing and may be covered.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use - Residential only (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~ (3.C.B)
- c. ~~Neighborhood General (BMS-NG) (3.D)~~
- d. ~~Neighborhood Edge (BMS-NE) (3.E)~~

3. APPLICABLE BUILDING TYPES

- a. All Multi-Family Building Types (8.F-8.M)
- b. Single-Family Homes, if appropriate for style (8.N-8.O)

4. STANDARDS

- a. Placement: Building facade may be setback the depth of the entry stair from the sidewalk. Stair may encroach into required setback.
- b. Windows and Doors: Entrances are raised above sidewalk grade, where feasible.
- c. Elements: The Stoop may include a covered roof, awning, or door may be inset within the building front.

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**LANDSCAPE
STANDARDS**

11

Section 11 describes the landscape guidelines and standards for the Badger Mountain South community.

11.A	Introduction.....	11-2
11.B	Guiding Principles.....	11-2
11.C	Common Standards Applicable to all Districts.....	11-3
11.D	Civic and Commercial District Standards.....	11-4
11.E	Residential Standards.....	11-4
11.F	Drought Tolerant and/or Native/Naturalized Plant List.....	11-5 11-11
11.G	Refined Plant List.....	11-12 11-15

11.A INTRODUCTION

The landscape guidelines and standards which follow are intended to complement the natural beauty of the Badger Mountain Preserve, help define the Badger Mountain South neighborhoods and commercial areas and provide a visually pleasant gateway into the City of Richland.

The landscape character of the Badger Mountain South community as identified in these standards borrows heavily from the precedent of the original shrub-steppe landscape found here. However that historical character is joined with other opportunities for a more refined and urban landscape pattern that relates to edges of uses and defines spaces into activity areas.

This section is divided into the following sub-sections: Guiding Principles, which suggest the overall orientation for all landscape applications; Common Standards, which apply to all Districts; District-specific landscape standards; and finally extensive plant lists of materials suitable in a variety of situations.

11.B GUIDING PRINCIPLES



1. WATER CONSERVATION

- a. Drought tolerant plants. [or xeriscaping](#).
- b. Native/naturalized plants, suitable for site.
- c. Plants grouped into areas of similar water needs.

WATER CONSERVATION continued

- d. Design for low maintenance.
- e. Drip irrigation shall be primary irrigation system throughout community.
- f. Lawn to be drought tolerant.

2. REGIONAL LANDSCAPE CHARACTER

- a. Establishment of regional landscape character is encouraged.



3. REFINED LANDSCAPE

- a. Design active use areas with soft native plant edge to frame in activity and blend in with native character.
- b. Provide drought tolerant, low grow lawn in active open space as needed for use.

4. TREES

- a. Encourage street tree organization in grouped spacing; vary pattern.
- b. Street trees in green belts arranged in varied pattern.
- c. Encourage use of trees to promote shade, air quality, and diverse ecosystems.

5. ENGAGE ALL SENSES

- a. Design with five senses in mind.
- b. Plants should be:
 - Colorful
 - Fragrant
 - Have varied texture
 - Layer plants of different structure for sound variation
 - Edible



Water Conserving Street Frontage Landscape

1. GENERAL STANDARDS

- a. At a minimum, all landscape design must conform with the requirements of RMC 23.54 Off-Street Parking and Landscape
- b. Landscape design should be both aesthetic and functional.
- c. Landscape design should enhance the building architecture and frame significant architectural elements.
- d. Landscape design may be informal, as applied to large use areas, or refined, as applied in commercial and residential districts.
- e. The use of trellises, arbors, planters, low walls and similar, are encouraged and when used should complement the building style.
- f. Mature tree height should be accounted for when locating trees near any utility and otherwise planted 10-feet from all utilities.
- g. Landscaping within a Clear Vision Triangle must not be higher than 18-inches when mature. / (at intersections)
- h. Plant materials should be similar to the Drought Tolerant and/or Native/naturalized Plant List and Refined Plant List, Sections 11.F-11.G or other COR approved equivalent. Plants not selected from the lists must be native, naturalized, drought tolerant, and/or suitable in Tri-Cities Region USDA Hardiness Zone.
- i. Water conservation may be achieved by a combination of any of the following techniques:
 - (1) Group plants into areas of similar water need;
 - (2) Locate plants based on solar orientation, exposure and drainage patterns; and
 - (3) Amend soil based on existing conditions.

2. IRRIGATION

- a. Irrigate street frontage, alley, front, front/side yard transition, rear, side yard, and greenbelt landscape using a drip or sub-surface irrigation system, until plants are established. Spray irrigation system exceptions may be granted for Usable Lawn areas only.
- b. Use weather or moisture sensor with automatic control as needed.



Alley Landscape

3. STREET FRONTAGE / MEDIAN LANDSCAPE

- a. Street tree planting is required along all public streets and medians unless site constraints such as sight distance or utility conflicts prohibit installation. Builders must provide street trees aligned in clusters of varied spacing or equal spacing depending on the street character.
- b. When street trees are planted with equal spacing, spacing shall be 30 ft. o.c., typ. or as noted in Section 6: Street Standards per Edge Type 6.C-6.H.
- c. Street tree minimum size at installation as follows:
 - (1) Arterial Street - 1.5" caliper
 - (2) Collector Street - 1.5" caliper
 - (3) Local Street - 1.5" caliper
- e. Street trees must be centered in the landscape planter unless otherwise dictated by site constraints.
- f. Street frontage landscape planter shall consist of low maintenance, drought tolerant ornamental grasses, shrubs, or groundcover not to exceed 24" ht., or 18" ht. within 20 ft. of all intersections.
- g. See Section 6: Street Standards for width and location of street frontage landscape planter per Edge Type 6.C-6.H.

4. ALLEY LANDSCAPE

- a. A 4 ft. wide shoulder is provided on either side of the paved Alley per Section 6.G. The intent of this shoulder is to provide space for cars to pull over to pass in a two-way traffic condition.
- b. 4 ft. wide shoulder in Alley 6" depth crushed gravel suitable for driving surface.

5. HEDGE/WALL

- a. Hedges and walls may be used to create privacy and extend into the landscape as a complimenting feature to the building architecture.
- b. Hedges shall be composed of evergreen shrubs, not to exceed 4 ft. ht., See 11.G - Refined Plant list for Evergreen Hedge Plants.
- c. Walls shall consist of stone, masonry, or building materials that complement the principal structure, not to exceed 4 ft. ht.

6. DECORATIVE LANDSCAPE PLANTERS

- a. Will be free standing, and made of commercial grade materials and designed for heavy public use.
- b. The landscape planter design and style shall be a reflection of the neighborhood character to which they reside.
- c. Landscape planters shall include hardware or other deterrents for skateboards.

7. PARKING LOT LANDSCAPE

- a. Requirements
 - (1) Landscaping shall:
 - i. Be located to break up large expanses of pavement, both internally and at perimeters;
 - ii. Define and delineate driveways, parking stalls and pedestrian walkways;
 - iii. Screen parking lots from adjacent properties and street frontages;
 - iv. Be disbursed throughout the lot;
 - v. Be comprised primarily of deciduous trees for shading, with understory of shrubs and groundcover plants.
- b. Interior landscaping
 - (1) A minimum five percent (5%) of the total paved parking area (including parking stalls, driveways and walkways) shall be landscaped;
 - (2) Required perimeter and building foundation landscaping shall not be considered as part of the Interior Landscaping requirements. Exception: Where a required planter island abuts a required perimeter landscape area, the perimeter landscape may be widened but no additional planter landscape area is required.
 - (3) Interior Landscaping requirements will NOT apply to parking lots containing ten (10) or fewer parking stalls;
 - (4) All planter islands will be protected by a continuous, raised concrete curb;
 - (5) Planter islands shall be a minimum width of five (5) feet (inclusive of curbing) and the full depth of the adjacent parking stalls (minimum 75 square feet);
 - (6) Interior planter islands will contain a minimum of (1) deciduous shade tree and complemented with shrubs and groundcover not to exceed 3 feet in mature height;
 - (7) Every 12 parking stalls will be broken up with a planter island, if the row of parking contains a maximum of 14 stalls, no interior island is required;
 - (8) A planter island is required at the ends and corners of every row of parking stalls;
 - (9) Use of "turf" lawn is prohibited in interior landscape islands.
 - (10) Irregular- shaped planter islands shall contain the minimum 100 square feet of landscape area and protect the full depth of adjacent parking stalls.
- c. Perimeter Landscaping Abutting Adjacent Properties and Public Rights-of-Way
 - (1) Minimum landscape strip of 5-feet in width is required along all sides abutting adjoining properties.
 - (2) Minimum landscape strip of 10-feet in width is required along all sides abutting a public right-of-way.
 - (3) All perimeter landscape strips shall be planted with one type or a combination of tree types – small coniferous evergreen trees; small deciduous accent trees; and large deciduous shade trees.
 - (4) The "understory" planting will include one of the following three options and will form a solid screen and cover within two (2) years of planting:
 - i. A combination of shrubs and groundcover planted in a formal hedge planting and with a mature, minimum height of 18" and maximum height of 3-feet.

- ii. Segmental, solid screen wall - min. 30"/max.42" high (durable materials/no exposed wood), combined with wall-clinging plants and/or low shrub planting.
- iii. Earth mounded berm – min. 30"/max. 42" high, covered with an "informal" arrangement of low shrubs and groundcover (BMS-SD-DR District only).
- (6) All planter islands will be protected by a continuous, raised concrete curb;
- (7) Coordinate proposed tree and shrub locations and plant species with existing trees and shrubs on adjacent properties.
- (8) If proposed parking lot abuts an existing hedge, wall or screen planting that satisfies the requirements of this section, perimeter planting requirements MAY be relaxed. Provide adjacent plant location(s), plant types and sizes as part of the proposed landscape treatment.
- (9) Use of "turf" lawn is prohibited in perimeter landscape strips.
- d. Maintenance
 - (1) It will be the Owner's responsibility to maintain all landscape elements on their property.
 - (2) Landscaping will be kept in good condition, free of debris and refuse.
 - (3) Live plant material shall be kept alive in a healthy and thriving condition.
 - (4) Use of a temporary or permanent, drip or other approved water-conserving irrigation system, is required.
- e. Certificate of Occupancy
 - (1) The installed landscape will be inspected and no certificates of occupancy will be issued unless and until the landscaping meets all the requirements of the approved Landscape Plan and the LUDR - Section 11.
 - (2) If the landscaping cannot be installed safely and insure survival due to the time of year or other good cause, a temporary certificate of occupancy may be issued for a maximum period of 6 months. The owner shall furnish a satisfactory "bond" assurance for that 6-month period, guaranteeing installation of the approved landscaping.

8. NEIGHBORHOOD AND COMMUNITY STORAGE AREA SCREENING

- a. Neighborhood Storage Areas must be fenced per Section 13.A.3, Community Storage Facility per 13.A.4.
- b. Between the sidewalk and the fence, or the fence and the side or rear setbacks, an evergreen hedge shall be planted, per Section 11.G., and irrigation provided. The plantings shall be of sufficient size and quantity to reasonably be expected to provide 100% screening within three years of planting.
- c. Storage Facility screening only applies to BMS-NG and BMS-NC-P districts.

11.D CIVIC AND COMMERCIAL DISTRICT STANDARDS



Commercial Facility

1. APPLICABLE DISTRICTS

- ~~a. Village Mixed Use (BMS-VMU) (3.B)~~
- ~~b. Neighborhood Collector - Commercial (BMS-NC) (3.C)~~
- ~~c. Civic (BMS-CIVIC) (3.F)~~
- ~~d. Special Districts:~~
 - ~~(BMS-SD-SR) (4.B)~~
 - ~~(BMS-SD-CMU) (4.C)~~
 - ~~(BMS-SD-DR) (4.D)~~

2. SUBMITTAL PROCESS

- a. All development permit applications for civic, commercial, and multi-family buildings are required to submit a landscape plan. A "landscape" plan will include all areas of plazas, hardscape gathering places as well as planted areas; these areas will all count towards meeting the overall landscape requirements.
- b. Civic and commercial development proposals will include 10 percent Landscape Coverage of the site. The Master Developer of a commercial area may set aside common areas that meet this requirement rather than meeting it on a parcel by parcel basis.
- c. Multi-family structures that are over 50 units and use stacked units or courtyard building types are required to have designated children play areas of 5 square feet per unit, unless developed as Senior Housing. Play areas will meet Local Park standards and amenities, Section 5.D.

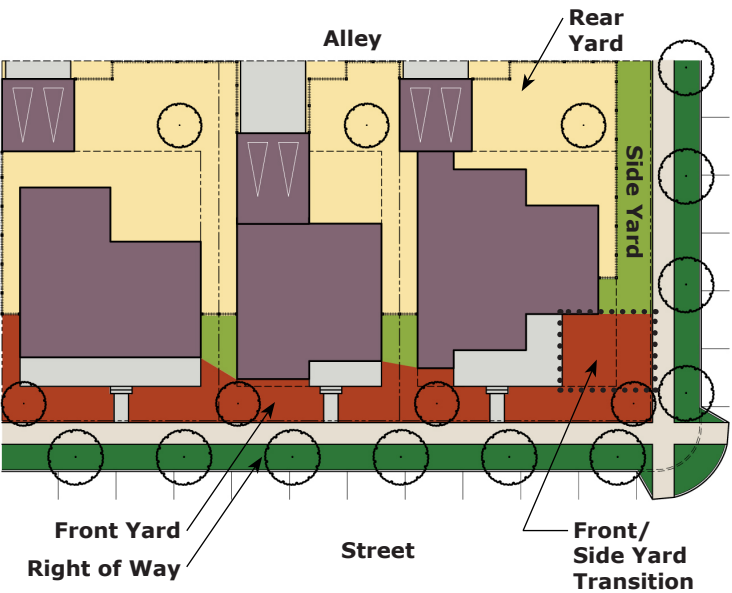
3. RIGHT OF WAY STANDARDS

- a. Street trees - Required, See Street Frontage Landscape, Section 11.C.3
- b. Sidewalk - Required, See Section 6: Street Standards

4. PARKING LOT LANDSCAPE STANDARDS

- a. See Common Parking Lot Landscape Standards, Section 11.C.7

11.E RESIDENTIAL STANDARDS



1. SINGLE FAMILY RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector - Commercial (BMS-NC) (3.C)
- (1) Neighborhood General (BMS-NG) (3.D)
- (2) Neighborhood Edge (BMS-NE) (3.E)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

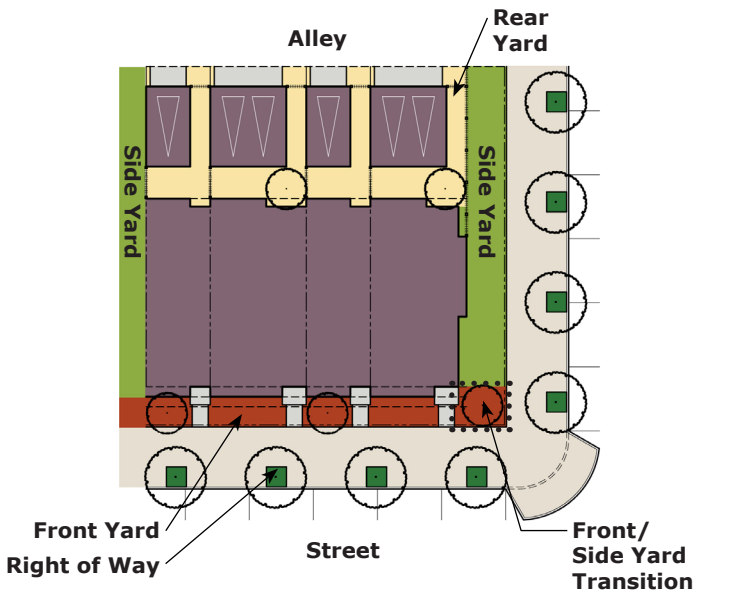
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



2. MULTI-FAMILY RESIDENTIAL

a. Applicable Districts

- ~~(1) Village Mixed Use (residential ground floor) (BMS-VMU) (3.B)~~
- (2) Neighborhood Collector (BMS-NC) (3.C)
- (3) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required in areas without zero lot line condition. At zero lot line conditions, 1 tree per every 3 units is required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 5 ft. wide minimum.

d. Front/Side Yard Transition

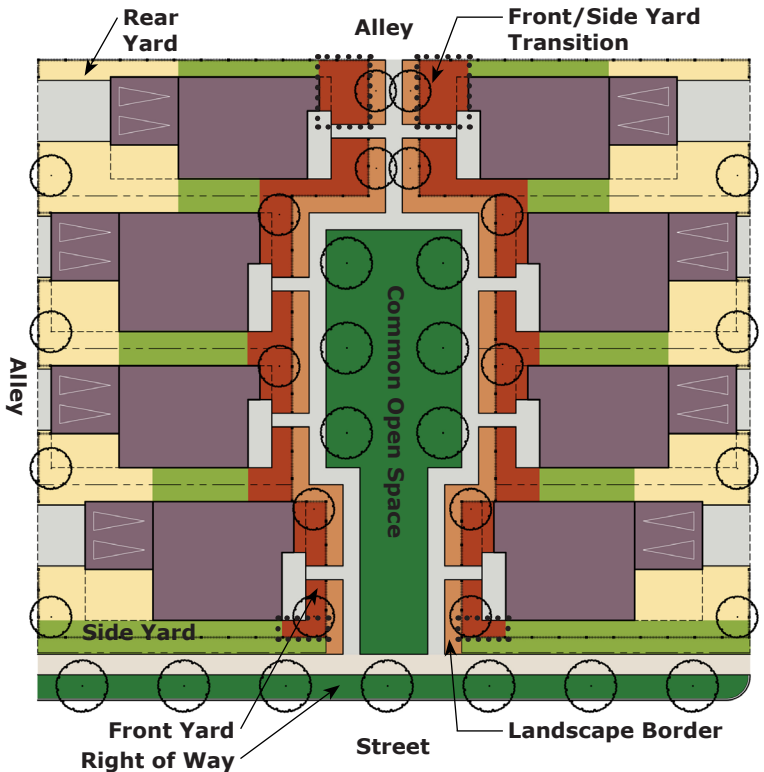
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or useable lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



3. COURTYARD RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector (BMS-NC) (3.C)
- (2) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

- (1) Landscape design: 100% Landscape Coverage.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from common courtyard/green or street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.

g. Common Open Space

- (1) Canopy trees at 30 ft. o.c.
- (2) Ornamental trees @ 20 ft. o.c.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (4) Sidewalk width - 5 ft. wide minimum.

h. Landscape Border

- (1) Use of ornamental trees, perennials, ornamental grasses, shrubs, vines, and/or groundcovers.

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST

Drought Tolerant and/or Native/Naturalized Plant List provides a cohesive list of plant materials that are suited for the Tri-Cities region, and should be used as a guideline for landscape design. This list contains plants that are Drought Tolerant and/or Native or Naturalized. Each plant is designated as either N=Native or Naturalized, * = Drought Tolerant, or both. The large open space areas of Badger Mountain South will primarily consist of native plants or plant materials from this list.

11.G *Refined Plant List* suggests plant materials to be used in areas of specific use such as: parks, community gardens, residential landscapes, and similar circumstances. Other COR approved plants may also be used.

The (2) plant lists are intended to be used interchangeably, and should be used in harmony with one another for site specific landscape design intent.

NOTE:

- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
- All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
- Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.

N = Native or Naturalized Plant Materials

***** = Drought Tolerant Plant Materials

DECIDUOUS TREES

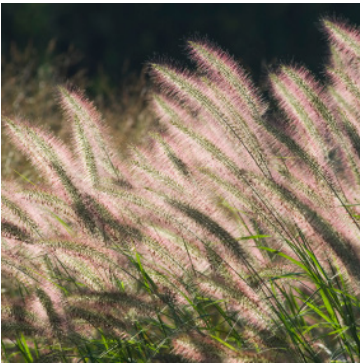
Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Acer campestre</i>	Hedge Maple	35' X 25'	1-1/2" Caliper	Sun	*
<i>Acer ginnala</i>	Amur Maple	15-20' X 15-20'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Acer glabrum</i>	Rocky Mountain Maple	20-30' X 20'	1-1/2" Caliper	Sun/Pt. Shade	* N
<i>Acer negundo</i> 'Sensation'	Sensation Box Elder	40' X 30'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer platanoides</i> 'Cleveland'	Cleveland Norway Maple	50' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer saccharum</i>	Sugar Maple	60' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Aesculus glabra</i>	Horsechestnut	25-35' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Alnus cordata</i>	Italian Alder	40' X 25'	1-1/2" Caliper	Sun	*
<i>Betula occidentalis</i>	Water Birch	12-15' X 12-15	1-1/2" Caliper	Sun	N
<i>Catalpa speciosa</i>	Western Catalpa	40-70' X 40-50'	1-1/2" Caliper	Sun	*
<i>Celtis occidentalis</i>	Common Hackberry	50-60' X 40-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cercis occidentalis</i>	Western Redbud	10-15' X 10-15'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cotinus coggygia</i>	Common Smoke Tree	10-15' X 10-15'	4-6' ht.	Sun	*
<i>Crataegus douglasii</i>	Black Hawthorn	10-20' X 20'	1-1/2" Caliper	Sun	* N
<i>Crataegus monogyna</i>	English Hawthorn	30' X 8'	1-1/2" Caliper	Sun	* N
<i>Fraxinus pennsylvanica</i>	Green Ash	50-60' X 30-40'	1-1/2" Caliper	Sun	*
<i>Ginkgo biloba</i>	Maiden Hair Tree	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Gleditsia t. var. inermis</i>	Thornless Honey Locust	35-70' X 25-35'	1-1/2" Caliper	Sun	*
<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	50-60' X 30-40'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Koelreuteria paniculata</i>	Golden Raintree	20-30' X 25-35'	1-1/2" Caliper	Sun	*
<i>Morus alba</i>	White Mulberry	30-50' X 30-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Nyssa sylvatica</i>	Sour Gum	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Populus tremuloides</i>	Quaking Aspen	20-60' X 15-30'	1-1/2" Caliper	Sun	* N
<i>Prunus avium</i>	Sweet Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	N
<i>Prunus emarginata</i>	Bitter Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus padus</i>	European Bird Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	*
<i>Prunus tomentosa</i>	Nanking Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus virginiana</i>	Chokecherry	20-30' X 10-15'	6-8' ht.	Sun	* N
<i>Quercus bicolor</i>	Swamp White Oak	50-60' X 50-60'	1-1/2" Caliper	Sun	*



Meadow Sage



Oregon Grape



Fountain Grass



Moonshine Yarrow



Nootka Rose

SOURCES:

- Washington State University - Drought Tolerant Plants. By Tonie Fitzgerald, Revised January 2005. Washington State University, U.S. Department of Agriculture, and Spokane County.
- Benton County - Vascular Plant List. By R. Savers (1986), K. Beck (1994-1997), F. Caplow (1994-1997), and J. Downs (2003-2004).
- Native Plants of Eastern Washington: The Natural Way to Grow. By Washington Native Plant Society, Columbia Basin Chapter; <http://www.wnps.org/cbasin/index.html>
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11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

DECIDUOUS TREES continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Quercus garryana</i>	Garry Oak	40-90' X 30-60'	1-1/2" Caliper	Sun	* N
<i>Quercus macrocarpa</i>	Burr Oak	60-75' X 30-40'	1-1/2" Caliper	Sun	*
<i>Robinia pseudoacacia</i>	Black Locust	40-75' X 30-60'	1-1/2" Caliper	Sun	N
<i>Salix babylonica</i>	Weeping Willow	30-40' X 35'	1-1/2" Caliper	Sun	N
<i>Salix scouleriana</i>	Scouler's Willow	30' X 30'	1-1/2" Caliper	Sun	N
<i>Sophora japonica</i>	Japanese Pagoda Tree	50-70' X 50-70'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Sorbus aucuparia</i>	European Mountain Ash	20-40' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Tillia tomentosa</i>	Silver Linden	40-50' X 20-30'	1-1/2" Caliper	Sun	*
<i>Ulmus pumila</i>	Siberian Elm	50' X 40'	1-1/2" Caliper	Sun	*

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Juniperus occidentalis</i>	Western Juniper	50-60' X 30-50'	6-8' ht.	Sun	N
<i>Juniperus scopulorum</i>	Rocky Mountain Junier	10-30' X 8-15'	6-8' ht.	Sun	* N
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Pinus aristata</i>	Bisltecone Pine	20-30' X 10-15'	6-8' ht.	Sun	*
<i>Pinus flexilis</i>	Limber Pine	30-55' X 15-25'	6-8' ht.	Sun	*
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	*
<i>Pinus ponderosa</i>	Ponderosa Pine	80-100' X 25-30'	6-8' ht.	Sun/Pt. Shade	* N
<i>Pinus strobus</i>	White Pine	50-80' X 20-40'	6-8' ht.	Sun	*
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N

SHRUBS, BUNCHGRASSES, GROWDCOVERS AND PERENNIALS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t. 'Crimson Pygmy'</i>	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2-4'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla molis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica 'Rosea'</i>	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotantum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia 'Powis Castle'</i>	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	2-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata 'Moonbeam'</i>	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea `</i>	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued
NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximiliani</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Day Lily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	4" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-10" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalcedonica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Sempervivum sp.</i>	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulgare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica sp.</i>	Speedwell	Varies	4" pots	Sun	*

11.G REFINED PLANT LIST

- NOTE:**
- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
 - All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
 - Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.
- N** = Native or Naturalized Plant Materials
- *** = Drought Tolerant Plant Materials

DECIDUOUS TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Acer circinatum</i>	Vine Maple	15' X 15'	6-8' ht., multi-stem	Sun/Pt. Shade	N new leaves tinted red, great in native garden
<i>Acer griseum</i>	Paper Bark Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	beautiful reddish bark peels away in thin sheets
<i>Acer palmatum</i>	Japanese Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	leaves deep cut toothed lobes, colors from reds, oranges, greens, variegated
<i>Acer rubrum</i>	Red Maple	30-60' X 15-30'	1-1/2" Caliper	Sun	amazing bright red fall color, fast growing
<i>Amelanchier grandiflora</i>	Serviceberry	20' X 15'	1-1/2" Caliper	Sun	fragrant white flowers in spring, blue edible berries following, orange fall color
<i>Betula jacquemontii</i>	Jacquemonti Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, striking white bark
<i>Betula nigra</i> 'Summer Cascade'	Summer Cascade Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, creamy brown exfoliating bark, gold fall color
<i>Carpinus betulus</i> 'Frans Fontaine'	Columnar European Hornbeam	35' X 15'	1-1/2" Caliper	Sun	narrow dense habit, furrowed gray bark, yellow or dark red fall color
<i>Catalpa speciosa</i>	Catalpa	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	round habit, upright trumpet shaped white flowers in late spring and summer
<i>Cercidiphyllum japonicum</i>	Katsura	20-40' X 20-30'	1-1/2" Caliper	Sun/Lt. Shade	foliage changes color from red-purple to blue-green in summer, then yellow in fall
<i>Cercis canadensis</i>	Eastern Redbud	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	profuse vibrant sweet pea shaped pink flower clusters in early spring
<i>Cornus florida</i>	Flowering Dogwood	15-30' X 15-30'	1-1/2" Caliper	Sun	flower clusters amongst white to pink-red bracts in spring, before leaves emerge
<i>Cornus kousa</i>	Kousa Dogwood	15-25' X 15-25'	6-8' ht., multi-stem	Sun/Lt. Shade	top of branches covered with white to pink-red flowers in late spring, leaves below
<i>Crataegus laevigata</i>	English Hawthorn	18-25' X 15-20'	1-1/2" Caliper	Sun	dainty white flower clusters after leaf out in spring, showy red fruit summer & fall
<i>Fraxinus angustifolia</i> 'Raywood'	Raywood Ash	25-35' X 25'	1-1/2" Caliper	Sun	compact, delicate lacy small leaves, round headed, compact, fast growing
<i>Gleditsia triacanthos</i>	Honey Locust	30-50' X 25-35'	1-1/2" Caliper	Sun	many bright green oval leaflets compose long fern like leaves, yellow fall color
<i>Liriodendron tulipifera</i>	Tulip Tree	50-60' X 40'	1-1/2" Caliper	Sun	unique saddle shaped leaves, beautiful yellow tulip shaped flowers in spring
<i>Liquidambar styraciflua</i> 'Clydesform'	American Sweetgum	30' X 15'	1-1/2" Caliper	Sun	furrowed bark, profuse hanging seed pods; purple, yellow, or red fall color
<i>Magnolia x soulangeana</i>	Saucer Magnolia	15-25' X 15-25'	6-8' ht., multi-stem	Sun	large fragrant tulip shaped white to pink-red purple flowers in late winter
<i>Magnolia stellata</i>	Star Magnolia	10' X 20'	4-6' ht., multi-stem	Sun	profuse white star like flowers in late winter to early spring, slow growing
<i>Malus sp.</i>	Flowering Crabapple	10-25' X 10-25'	1-1/2" Caliper	Sun	showy white to pink-red flowers in spring, followed by small showy edible red fruit
<i>Oxydendrum arboreum</i>	Sourwood	15-30' X 20'	1-1/2" Caliper	Sun	all year interest, pyramidal habit, leaves vary in season, fragrant bell white flowers
<i>Prunus cerasifera</i> 'Newport'	Flowering Plum	15-30' X 15-20'	1-1/2" Caliper	Sun	fragrant, single white to light pink flowers, dark purple foliage in summer
<i>Prunus serrulata</i> 'Kwanzan'	Flowering Cherry	10-25' X 10-25'	1-1/2" Caliper	Sun	narrow inverted cone shaped habit, large double pink flower clusters
<i>Prunus x yedoensis</i>	Yoshino Flowering Cherry	25-40' X 25-30'	1-1/2" Caliper	Sun	single white to light pink flowers in early spring, fast growing
<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	30-40' X 15-20"	1-1/2" Caliper	Sun	narrow pyramidal habit, showy white flowers in early spring, orange fall color
<i>Stewartia sp.</i>	Stewartia	25-40' X 25-30'	1-1/2" Caliper	Sun/Pt. Shade	single white camelia like flowers in summer, smooth flaking bark in winter
<i>Styrax japonicus</i>	Japanese Snowdrop Tree	15-25' X 10-15'	6-8' ht., multi-stem	Sun/Pt. Shade	fragrant hanging clusters of white flowers, leaves curl upward, in spring
<i>Tilia cordata</i> 'Corzam'	Corinthian Linden	45' X 15'	1-1/2" Caliper	Sun	dense pyramid habit, leaves yellow in fall, fragrant clusters of yellow flowers in summer
<i>Zelkova serrata</i>	Sawleaf Zelkova	50-60' X 50-60'	1-1/2" Caliper	Sun	narrow oval sawtoothed green leaves, yellow to dark red fall color



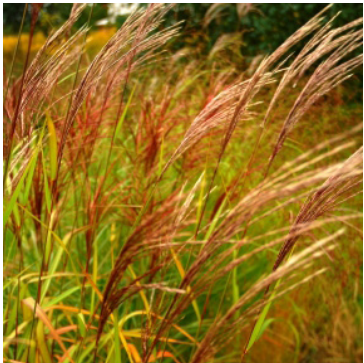
Star Magnolia



Bird's Nest Spruce



Winged Euonymus



Maiden Hair Grass



Sedum

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Calocedrus deccurrens</i>	Incense Cedar	50-70' X 10-15'	6-8' ht.	Sun	* dense narrow pyramidal habit, reddish brown bark, small duckbill shaped cones
<i>Chamaecyparis obtusa</i> 'Gracilis'	Hinoki False Cypress	20' X 4-10'	4-6' ht.	Sun/Pt. Shade	slender upright habit, yellow foliage, dwarf varieties allowed
<i>Cupressocyparis x leylandii</i>	Leylandi Cypress	15-30' X 8-15'	4-6' ht.	Sun	slender upright pyramidal habit, gray-green foliage, smal scaley cones
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	* pyramidal habit, deep green foliage, hardy & wind resistant
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	* broad pyramidal habit, dark green to blue green foliage
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	* stout uniform pyramidal habit, 3-6.5" long dark green in 2 needle bundles
<i>Pinus strobus</i>	White Pine	40-60' X 20-30'	6-8' ht.	Sun	symmetrical pyramidal habit, 3-5.5" long blue green in 5 needle bundles
<i>Pinus sylvestris</i> 'Fastigiata'	Scotch Pine	40-60' X 20-30'	6-8' ht.	Sun	dense narrow column habit, 1.5-3" long blue green in 2 needle bundles
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N dense narrow cone habit, dark green color throughout winter
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N dense pyramidal habit, branchlets droop, dark green needles

SHRUBS, GROWDCOVERS, ORNAMENTAL GRASSES, VINES, ROCK GARDEN PLANTS, AND EVERGREEN HEDGE PLANTS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf False Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge red rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	dense extremely fine blue-silver leaves, flower spikes in summer
<i>Heloctotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	4" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	upright glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, mounding form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries

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SUSTAINABILITY
STANDARDS

12

Section 12 describes regulations for Sustainability throughout the Badger Mountain South community.

12.A	Introduction.....	12-2
12.B	Sustainability Principles.....	12-2
12.C	Common Standards.....	12-2
12.D	Non-Residential Standards.....	12-3
12.E	Residential Standards.....	12-3

12.A INTRODUCTION

1. In Badger Mountain South, sustainable development means development that looks to the long-term social and environmental health of the community. It is the key concept to what is unique about this community of homes, businesses, schools and play fields. This section provides sustainability goals for Badger Mountain South.

2. The standards and requirements of previous sections of the LUDR relate to the concept of sustainability through the following ways:

a. Compact Design

Compact design is a recognized element of sustainable development because it allows a reduction of infrastructure, yields a higher proportion of contiguous preserved open space, facilitates transit use, and is more conducive to walking.

b. Mix of Uses

Permitting a mix of land uses in close proximity creates attractive places to live, provides employment, business and shopping opportunities in close proximity to residences, and encourages alternatives to driving.

c. Connectivity

~~Connected open space in Badger Mountain South will provide over 300 acres of parks, trails, and open space connecting neighborhoods, schools, and businesses.~~

d. Walkability

Each neighborhood in Badger Mountain South is designed to create multiple destinations within a five-minute walk. The street and trail network provides safe accommodations for pedestrians and easy access to (proposed) neighborhood schools.

e. Housing Choice

Badger Mountain South will provide a range of housing types and affordability levels to accommodate most any household and to facilitate the creation of intergenerational neighborhoods.

f. Transportation Choice

The street and trail network will provide multiple ways into the community for vehicles, bicyclists, pedestrians and transit. As build out occurs, transit expansion will likely follow.

3. In this section of the LUDR, more specific direction is provided to address energy and other resource conservation through standards that apply to all buildings and sites. These standards are guided by sustainability principles which follow. At their best, sustainability principles, when applied as standards to the built environment, reconnect people to their community and provide attainable performance targets without limiting innovation.

~~4. National, sustainable design certifications, including but not limited to, Energy Star, Built Green and LEED, are rating systems that provide guidance to developers and builders to help achieve the sustainability intent of the Badger Mountain South community.~~
- 12.B SUSTAINABILITY PRINCIPLES
1. ENERGY:

a. Promote energy conservation in all aspects of development and life cycle operation.

b. Promote production and use of renewable energy.

2. WATER:

a. Promote water conservation in all aspects of development and life cycle operation.

b. Promote re-use, recycling and ground water recharge of rain water and grey water.

3. TRANSPORTATION:

a. Promote pedestrian, bicycle and community transit modes of transportation.

b. Promote a compact, walkable and mixed-use pattern of development.

4. EXTERIOR LIGHTING:

a. Minimize light trespass from the building and site to achieve:

(1) Energy savings

(2) Night-sky ambience; and

(3) Increased visibility, safety, and security by reducing glare.

5. RECYCLING:

a. Promote reduction in waste during development and life cycle operation.

b. Promote reuse of materials during construction.

c. Promote recycling of materials during development and life cycle operation.

6. HEALTHY LIFESTYLE:

a. Promote an active, healthy lifestyle by connecting areas of activity with non-motorized means of circulation.

b. Promote opportunities for active recreation through community-wide trail system as well as provisions for parks and play areas in each neighborhood.

7. BUILDING MATERIALS:

a. Choose building materials and systems that:

(1) Protect and promote indoor air quality;

(2) Contain recycled content, or can be recycled;

(3) Are extracted, processed, and manufactured regionally;

(4) Utilize renewable, salvaged, or FSC Certified materials

8. URBAN AGRICULTURE:

a. Promote opportunities for community gardening within each neighborhood.
- At its completion, Badger Mountain South will have a minimum of 207 acres of open space, including open space in city parks. Trails or other features provide connectivity. This calculation does not include school sites.
- 12.C COMMON STANDARDS
-
- Illustrative Photo: Walkable and Sustainable Community
- The following Common Standards are applicable to all development within Badger Mountain South. Refer to Section 12.D and 12.E for additional standards specific to use or to District.
1. ENERGY
- a. Include passive and/or active means of allowing for both solar gain where used for passive solar heating as well as sun protection from unwanted solar heat gain.

b. Include building space and conduits for future addition of solar hot water or photovoltaic systems on every building. When provided, the use of geo-thermal may substitute for any of the above requirements. Geo-thermal wells and related infrastructure is permitted in all setback areas.
- For this numbered item indicate "N/A"
2. GREEN BUILDING COMPLIANCE
- ~~a. Achieve the minimum level for one of the following green building or energy star rating systems or their equivalent:~~

(1) Built Green – as promoted by the local building trade organization

(2) LEED – as promoted the U.S. Green Building Council (www.usgbc.org)

(3) Green Globes – as promoted by the Green Building Initiative (www.thegbi.com)

(4) National Green Building Standards – 2008 (www.nahbgreen.org) for residential only

(5) Energy Star Certification
3. EXTERIOR LIGHTING
- Goals: Nighttime building illumination should reinforce prominent building design elements yet avoid off-site lighting and night sky pollution. Technologies to reduce light pollution include full cutoff luminaires, low-reflectance, and low-angle spotlights. Computer modeling of commercial project’s site lighting is encouraged.
- a. For all buildings except Low Rise Residential (under four stories):

(1) Submit a Lighting Plan, depicted on the site plan, for all projects with four or more exterior fixtures. The Lighting Plan must include all elements as found in the Glossary for “Lighting Plan”.
-
- Illustrative Photo: Sustainable Community
- ~~(2) Lighting power densities must not exceed ANSI/ASHRAE/IESNA Standard 90.1 2010.~~

~~(3) Meet exterior lighting control requirements from ANSI/ASHRAE/IESNA Standard 90.1 - 2010.~~

~~(4) Follow all the requirements that applies to the development proposed as found in ANSI/ASHRAE/IESNA Standard 90.1 – 2010.~~

b. For all Low Rise Residential Buildings (under four stories):

(1) Lighting fixtures shall have translucent covers that eliminate glare and have full cutoff features/shielding to prevent direct light from the fixture to shine beyond the property limits where the fixture is installed.

(2) Lights of less than 15 watts used for holiday decoration are exempt.

(3) Lighting for U.S. flags intended to be properly displayed at night is exempt.
- For this numbered item indicate "N/A"
4. REACH CODES
- ~~a. Projects that achieve Passive House Certification shall be deemed compliant with the energy conservation requirement.~~

~~b. Projects that achieve Living Building Challenge shall be deemed compliant with both the energy conservation requirement, and the green building requirement.~~
5. RECOMMENDED ELEMENTS (NOT REQUIRED)
- a. Solar Hot Water system

b. Photovoltaic system

c. LEED Platinum
- 12-2
- Badger Mountain South: A Walkable and Sustainable Community, Richland, WA
- Issue Date: 12-07-10
Amended Date: 04-15-14, 03-03-15, 05-17-2016

12.D NON-RESIDENTIAL STANDARDS



Illustrative Photo: Commercial Facility w/ Solar Array Entry Canopy

1. Compliance with the Common Standards, 12.C.
2. Commercial buildings shall be Energy Star compliant.
3. Civic buildings should attempt to meet LEED Silver standard or equivalent rating in an alternate green building rating system.
4. Schools: All K-12 schools that receive funding from the Office of the Superintendent of Public Instruction must be built either to the Washington Sustainable Schools Protocol (WSSP) or LEED Silver standard.
5. Provide shared parking within Mixed-Use development projects.
6. Parking must be organized so that no one surface parking area in any development is larger than two (2) acres. In large developments with multiple surface parking areas, each area shall be defined through the use of landscape and pedestrian access ways.

12.E RESIDENTIAL STANDARDS



Illustrative Photo: Single Family Home with Rooftop Solar Array

1. Compliance with the Common Standards, 12.C.
2. In order to reduce the energy demand for domestic hot water usage, homes are encouraged to be constructed with one of the following Energy Star - Residential Water Heater Systems:
 - a. Whole-Home Gas Tankless Water Heater
 - b. Gas Condensing Water Heater
 - c. Heat Pump Water Heater
 - d. Solar Water Heater with conventional storage or tankless backup system"
 - e. Or other equivalent system

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SITE
IMPROVEMENT
STANDARDS

13

Section 13 describes regulations for the Site Improvements throughout the Badger Mountain South community.

13.A	Fencing.....	13-2
13.B	Signage.....	13-3-13-5
13.C	Site Furnishings and Hardscape.....	13-6
13.D	Common Parking Standards.....	13-7

13.A FENCING



Side and Rear Yard Fencing



Wing-Fencing with Gate



Front Yard Fencing



Corner Lot Fencing



Iron Fencing



Painted Wood Fencing



Picket Fencing

1. RESIDENTIAL

- a. General Considerations
- (1) A fence is defined as a structural or ornamental barrier separating one exterior space from another. The intent is to create good neighbor fences and make alleys people-friendly by allowing homeowners to view activities in the alley.
 - (2) The heights or elevations of any wall or fence shall be measured from the finished grade natural elevations of the property at or along the applicable points or lines.
 - (3) Cyclone and chain link fences are prohibited. Fences must be constructed of grade #2 (or better) no-hole cedar, masonry, recycled plastic, iron, powder coated steel, or aluminum.
- b. Standards
- (1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. ~~All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.~~
 - (2) Front fences. ~~(non-corner lots and where not adjacent to pedestrian paths)~~
 - i. Any fence extended beyond the front of the house, must not exceed 4 ft. in height.
 - ii. Painting of front fences is allowed when painted to complement the exterior color of the residential structure. Any painted fence must be maintained so as to conform to the standards established for fences.
 - (4)(3) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
 - (5)(4) Fence company signs may not be affixed to fences.
 - (6)(5) Fencing in Courtyard Housing and Cottage Court front yards shall be a maximum of 4 ft. high.
 - (7)(6) Hedges may be established as a fence along the front yard or corner lot side yard when the maximum height of

- the plant materials is maintained at 4 ft. or less.
- (8)(7) When trash receptacles, recycling containers and similar are stored outside of a building or other structure, they must be screened with a sight obscuring fence which matches the style and materials of other fencing on the lot and must be one foot ~~high~~ higher than the object being screened.
- (9)(12) Enclosed Courtyard Screen.
- i. A solid or semi-solid partition constructed of the same or similar materials or as approved by the City as the principal structure and either partially or completely surrounding an outdoor living space. May extend into the front yard setback no more than 6 ft. beyond the front facade/front porch of the principal structure, but in no event exceed 40 percent of the width of the lot.
 - ii. Must be decoratively embellished on the exterior when a solid screen is built.
 - iii. Maximum height of 6 ft.

2. COMMERCIAL DISTRICT FENCING AND LANDSCAPE/RETAINING WALLS

- a. General Considerations
- (1) Fences and landscape/retaining walls will be reviewed as part of the landscape plan submittal for development applications. A fence is defined as a structural, functional or ornamental barrier separating one exterior space from another.
 - (2) The heights or elevations of any wall or fence shall be measured from the finished grade elevations of the property at or along the applicable points or lines.
 - (3) No cyclone or chain link fences are allowed except as noted below and except that fence posts may be metal or steel enclosed in wood and as noted below. Freestanding concrete and masonry walls shall be minimum 8 inches thick. Wood shall be painted unless natural cedar or redwood is used. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all metal

- surfaces shall be painted.
- b. Standards
- (1) Acceptable materials for Fences and Landscape/Retaining Walls are as follows:
 - i. Brick, concrete and stone masonry;
 - ii. Architecturally detailed exposed cast-in-place concrete;
 - iii. Stucco, cement based;
 - iv. Wood pickets, lattice and boards; use #2 or better no-hole cedar;
 - v. Painted wrought iron, powder coated steel, or aluminum;
 - vi. Chain link, for rear property lines in the BMS-SD-DR District only;
 - (2) Fences constructed with wood are encouraged to use wood wrapped steel posts.
 - (3) All fences shall be 6 ft. in height or less. Wood wrapped steel posts for fences may be higher than 6 ft. Height shall be measured from the Natural Grade.
 - (4) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
 - (5) Fences along alleys shall be located outside access easement tract.

3. NEIGHBORHOOD STORAGE AREA FENCING

- a. Fencing and Screening Required: Fencing and screening is required around all portions of the lot utilized for the outdoor storage as allowed per Land Use Table, Section 2.C. All fencing and screening shall be installed in accordance with the following requirements:
- (1) Building setbacks. All Neighborhood Storage Areas must be fenced with a secured, black, vinyl coated chain link fence placed 10 ft. from the front sidewalk, 6 ft. from side property line, 6 ft. from rear property line.
 - (2) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height as follows:
 - i. 6 ft. in height in BMS-NG district.
 - (3) These standards supersede the parking placement standards by District, section 3.

- b. Landscape screening, See 11.C.8 for storage facility screening.
- c. Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be well maintained and kept free of litter, posters, signs and trash.

4. COMMUNITY STORAGE FACILITY FENCING

- a. Community Storage Facility fencing and screening shall comply with all Neighborhood Storage Area Standards in 13.A.3 except that:
- (1) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height of 8 ft. tall in the BMS-NC-P Overlay District.

(3) Front Fences - Corner Lots and non-corner lots that are adjacent to pedestrian paths

- i. For Corner lots - Front yard fencing may only located at or behind the rear half of the home and shall be a maximum of 6 ft. high.
- ii. For lots adjacent to pedestrian paths - Front yard fencing may only be located at and behind building line of the home (not garage) and shall be a maximum of 6 ft. high.
- iii. Fencing along the flanking [this means the one without the front of the home] front yard must not exceed 6 ft. in height along the rear half of the home elevation; setback minimum 1 ft. from the inside edge of the sidewalk
- iv. Fencing along the flanking front yard must not exceed 5 ft. in height along the front half of the home elevation; setback minimum 10 feet from the inside edge of the sidewalk.

1. SIGNAGE STANDARDS - ALL DISTRICTS

Signs erected in Badger Mountain South must comply with the standards set forth in the LUDR and the application processes and permits identified in RMC 27.04.

a. General Considerations

- (1) Badger Mountain South signage goals are as follows:
 - i. Provide effective way-finding for all visitors and others to the community;
 - ii. Provide visibility for commercial and other business uses;
 - iii. Encourage signage that is expressive of the image of the community; and
 - iv. Express timeless design that is harmonious with buildings and open spaces.
- (2) Signs shall be designed and installed to enhance both the building and the streetscape. Creative, detailed, artistic and unique signage is encouraged.
- (3) The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- (4) All exterior signs shall comply with the City of Richland Sign Code. All signs must be professionally designed and installed, and must be well maintained.

b. Construction Signs

- (1) One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign.
- (2) Builder signs shall be limited to 48 inches x 48 inches in size, installed with a single or double post no higher than 66 inches (measured from existing grade) and mounted so that the bottom of the sign is within 18 inches of the surrounding grade and must be placed parallel to the road. Signs must be removed as soon as the building is occupied or when construction is completed. Builder/architect information boxes are permitted during the course of construction. No separate subcontractor or consultant signs are allowed.

c. For Sale and For Lease Signage

- (1) One "for sale" or "for lease" sign is permitted for each building or each group of attached buildings or group of zero lot line buildings. The maximum sign size is 4 ft. by 4 ft.. These signs shall be mounted so that the bottom of the sign is within 18 inches of the surrounding grade (signs must be placed parallel to the street frontage and the sign may be located inside the building). For Sale / For Lease signs must be well maintained and professionally produced.

d. Special Event Signage

- (1) A sign which is to be displayed for a limited period of time only, not to exceed 20 days, and includes, but is not limited to, banners, pendants, streamers, fabric signs, clusters of flags, subject to RMC 27.08.010F(2).

e. Signs Permitted by Right

- (1) Home occupation signs no larger than 2 sq. ft.
- (2) Only one movable A-frame sign is permitted per business to be displayed only during the hours of 8:00 a.m. to 9:00 p.m. or to closing, whichever is earlier, on days the business displaying such sign is open and, which shall not exceed 6 sq. ft. in size per face and shall not exceed 4 ft. in height.
- (3) Bus shelter signs including a directory of sponsors, bus route maps/information and art work in bus shelters, not to exceed 4 sq. ft..

However, traffic signs, signals, wayfinding signs, and other traffic control devices erected by the City or other public authority are exempt from these requirements



Commercial Building Sign



Awning Signage



Directory Signage



Monument Signage



Projecting Signage



Wall Signage

- (4) Flags of country, state, city or other governmental body, and not to exceed 25 sq. ft. in area.
- (5) Garage/yard sale. Two movable signs allowed per sale, not to exceed 6 sq. ft. per sign face; not to be posted for longer than three days prior to sale; and not be placed on public utility poles.
- (6) Real estate signs. Directional arrow signs are to be used solely for directing people to a house for sale or lease, or a condominium unit for sale. They may not be used for advertising of sale or lease opportunities of commercial property. They may not be used for any properties outside the City limits.

f. Sign Lighting

- (1) Signs may not be top lit with single or multiple sources. The light source may not be visible from any public right of way and may not shine up into the night sky. Seasonal decorative lighting is permitted.

g. Removal of Abandoned Signs

- (1) It is the responsibility of the property owner to remove any abandoned sign within two days of the cessation of its use.

h. Removal of Non-Conforming Signs

- (1) Any signs which are deemed to be nonconforming will be removed and held for 14 days, after which time they will be destroyed, if not retrieved by the responsible party.

i. Neighborhood and Entry Way Signage

- (1) Neighborhood identification and/or entry way signage must meet the standards found for Monument Signage, Section 13.B.3.d.(1).

j. Prohibited Signs

- (1) Internally illuminated signs, with the exception of neon signs. *
- (2) Inflatable balloon or balloon-like figures greater than 36 inches in any dimension of animals or any other objects or characters.
- (3) Signs on roofs, chimneys and balconies.
- (4) Pole signs and other freestanding signs over 6 ft. in height. *
- (5) Billboards.
- (6) Off-site signs or advertising.
- (7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.
- (8) Sign on or affixed to a rock, tree or other natural feature.
- (9) Private sign placed in right-of-way.
- (10) Banners, except for public events.

- (11) Electronic reader boards, unless otherwise specified.

* Except for signs in the BMS SD-DR and BMS SD-CMU districts, as authorized in Section 13.B.7 and 13.B.8.

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS

a. Awning Signage

- (1) Maximum sign area shall be 6 sq. ft. on the main awning face or 3 sq. ft. of the awning valance.
- (2) Lettering and signboard may be integrated along the valance or awning fascia.
- (3) No backlit awning signs are permitted.

b. Building Signage Allowance

- (1) Each commercial building may have a maximum of two signs to identify the name of the building. These signs must be integral to the architecture and building design and convey a sense of permanence. Typically these signs are secondary or tertiary building elements as seen on historic urban buildings. Buildings on corner lots may have a maximum of three signs.
- (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 20 sq. ft. per building face except when the sign includes a company logo in which case it may increase in area to 36 sq. ft.
 - ii. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign) unless signage is positioned on a cupola or other architectural feature that extends beyond the ordinary roof height.

c. Directory Signage

- (1) Each building may have one directory sign immediately adjacent to the front/main entry and to any rear entry to the building.
- (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.

d. Marquee Sign

- (1) Where movie theater use or Gambling Premise use is permitted within District, a projecting marquee sign up to 120 sq.ft. per two sides, may be attached to building facade.

e. Monument Signage

- (1) General Standards Applicable to all Monument Signs:
 - i. Monument signs need to be located within a landscaped planter. The minimum area of the planter shall be equal to the total area of the sign located within the planter.
 - ii. The exterior finish, color and materials of the sign cabinet need to complement the colors and materials of the building that the advertised business occupies.

- iii. Monument signs for multiple-tenant commercial centers with 6 or more tenant spaces shall focus on identifying the name of the center and/or its largest tenants, rather than on all tenants.
- iv. No monument signs are permitted in line of sight triangles next to driveway locations. The line of sight measures 7 ft. by 50 ft..
- v. No monument signs are permitted in the line of sight triangles adjacent to a corner. This line of sight triangle measures 25 ft. by 25 ft..
- vi. When more than one monument sign is permitted on any parcel, the signs may be located no closer than 300 ft. from one another.
- vii. All monument signs need to include numeric street address of the property upon which it is located. The numbers used to identify the address shall be no less than 9 inches and no more than 15 inches in height.
- viii. All background surfaces must be of an opaque material that does not emit light.

(2) Monument Sign Standards:

- i. Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign, not including the base measurement, shall not exceed 12 ft., except in the BMS-DR District where the overall height of the sign shall not exceed 24 ft.. No more than 1 monument sign shall be erected for any 1 business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare.

24 ft.

BMS-SD-DR and BMS-SD-CMU districts

(2) Backlit signs, which are signs using lighting behind lettering or other features are acceptable.



Awning Signage



Directory Sign



Monument Sign



Blade or Projecting Signage



Wall Signage



Window Signage



Public Way-Finding Signage



Monument Signage

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS continued

- ii. Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants of the development at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 12 ft. in height and 120 sq. ft. total for all faces with a maximum of 60 sq. ft. for any 1 face, except in the BMS-DR District where the overall height of the sign shall not exceed 20 ft. in height and 200 sq. ft. total for all faces with a maximum of 100 sq. ft. for any one face. For retail developments with 6 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- iii. Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- f. Projecting and Blade Signage
 - (1) Maximum sign area shall be 4 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 3 ft. with no dimension to exceed 3 ft.
 - (6) Occupants/tenants above the street level are prohibited from having projecting blade signage.

- g. Tenant/Occupant Signage
 - (1) Each building may have a total of 2 signs per tenant/occupant identifying the leased/occupied space. These signs must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following sign types: Awning, Projecting/Blade or Wall.
 - (2) Tenants/occupants may also have one street level storefront (window, glass door or A-board) sign.
- h. Wall Signage
 - (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be a maximum of 20 sq. ft..
 - (2) The sign shall be located on the tenant's portion of the building. Maximum sign height for multiple story buildings shall be 14 ft. above the sidewalk to the top of the sign. The maximum sign height for single story buildings is 18 ft. above the sidewalk to the top of the sign. The measurement is from the top of the sign to the lowest point on the sidewalk directly below the sign.
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13. B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
- i. Window Signage
 - (1) Maximum sign area shall be 4 sq. ft.
- j. Portals, Gateways, and Entries Signage
 - (1) Neighborhood identification or entry way signage signs must meet the standards of Monument Signage, Section 13.B.3.d.(1), unless intended to be constructed as public art or include other significant architectural features, or,
 - (2) Entryway sign into the community or neighborhood which arch over the public-right-of-way. Must meet the following standards:
 - i. Any sign over a city street must be a minimum of 16 ft. from the street surface.
 - ii. Signs and sign-supporting structures shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the International Building Code as adopted by the City.
 - iii. Signs must possess unique architectural features such as materials, artwork or lettering, and may be constructed as part of a major entryway into the community.

- iv. Sign base may be surrounding by landscape materials.
- v. Applicable standards and licensing requirements in RMC 5.14 apply.

3. SIGNAGE STANDARDS: BMS-VMU DISTRICT — SENIOR HOUSING, NURSING HOMES AND ASSISTED LIVING

- a. Awning Signage
 - (1) Maximum sign area shall be 3 sq. ft. on the main awning face or 1.5 sq. ft. of the awning valance.
- b. Building Signage Allowance
 - (1) Each building may have a maximum of two signs to identify the name of the building. These signs must be integrated within the architectural element to which they reside, to convey permanence and create historic precedence. Typically these signs are secondary or tertiary building elements as seen on historic commercial/industrial buildings.
 - (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 4 sq. ft.
 - ii. The sign shall be located between 14 and 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
- c. Directory Signage
 - (1) Each building may have one directory sign immediately adjacent to the front/main and to any rear entry to the building.
 - (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.
- d. Monument Signage
 - (1) Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign shall not exceed 10 ft.. No more than one monument sign shall be erected for any one business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare. Each lot, less than 39,000 sq. ft. as originally platted, may have one monument sign. The monument sign may be a maximum of 9 sq. ft., not including the sign base, and have no dimension exceeding 5 ft., including the sign base. Sign height, including the sign base, will be measured from original grade. The sign must be located within 25 ft. of the primary vehicular entry and within 10 ft. of the front property line.

- (2) Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants of the development at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 10 ft. in height and 100 sq. ft. total for all faces with a maximum of 50 sq. ft. for any one face.
- (3) For retail developments with 4 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- (4) Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- e. Projecting and Blade Signage
 - (1) Maximum sign area shall be 2 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 2 ft. with no dimension to exceed 3 ft.
 - (6) The second story tenants are prohibited from having projecting blade signage.
- f. Tenant/Occupant Signage
 - (1) Each building may have a total of 1 sign per tenant/occupant identifying the leased/occupied space. This sign must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following types: Awning, Projecting/Blade, Neon, Wall and Window.

SENIOR HOUSING, NURSING HOMES AND ASSISTED LIVING

3. SIGNAGE STANDARDS: BMS-VMU DISTRICT continued

- g. Wall Signage
- (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be 1% of the tenant’s portion of the ground floor area or 10 sq. ft., whichever is less.
 - (2) Wall sign shall be located on the tenant’s portion of the building. Maximum sign height shall be 14 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13. B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
 - (5) Wall sign shall be located on the tenant’s portion of the building. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (6) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
- h. Window Signage
- (1) Maximum sign area shall be 4 sq. ft.

4. SIGNAGE STANDARDS: COMMUNITY FACILITIES/PLACE OF WORSHIP

- a. Each noncommercial use, such as places of worship, schools, city parks, fire stations, police stations, municipal buildings, public libraries, community centers, and other similar noncommercial uses, may have no more than one monument or one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be setback a minimum of 2 ft. from the property line, and shall not exceed 5 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. All community facilities/ place of worship signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials.
- b. Public way-finding and site feature identification signs are permitted in Civic Districts and do not count as part of the noncommercial square footage.

5. SIGNAGE STANDARDS: BMS-NC, NG AND NE DISTRICTS

- a. Live/work signage.
- A sign up to 3 sq. ft. containing the name of the proprietor, business and/or a graphic image representing the business shall be allowed. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- b. Bed and Breakfast and home occupation signage.
- (1) A bed and breakfast operation as a home occupation, and all other home occupations, shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- c. Day care and adult family home signage.
- (1) Licensed family day care and adult family home centers shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling and shall not exceed 2 sq. ft. in area. The sign shall be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
 - (2) Licensed day care centers on lots one acre and larger may have one monument sign that meets the standards in 13.B.3.d.1.
- d. Senior housing, nursing homes and assisted living facilities signage. Signage shall conform to the sign standards for the in VMU District, 13.B.3.

6. SIGNAGE STANDARDS: VEHICULAR SERVICE STATION

- a. Vehicular service stations selling motor fuel to the public, including those with convenience stores, accessory restaurants or other retail, self-service car washes, and facilities having service bays for vehicle service and repair, may have primary signs as shown on Vehicular Service Station Signage Chart, this page:
- b. Motor Fuel Sales as Secondary Use: Any business selling motor fuel to the public as a secondary use may have:
- (1) One permanently mounted fuel price sign. Such sign shall not exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces. Such sign may be incorporated with the monument sign allowed the primary use; however, in no instance may the fuel price sign itself exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces.
 - (2) One canopy logo sign per street frontage providing direct vehicular entrance to the fuel station.
- c. Movable fuel price signs are not allowed.
- d. Applicability: Signage required by state and/or federal laws and/or regulations concerning pump inspections, safety warnings, or other mandated materials are exempt from the provisions of this section.

7. VEHICULAR SERVICE STATION SIGNAGE CHART

Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Lighting ¹
Station Identification and Pricing ²	Integrated with Monument sign subject to standards in 13.B.	One per street frontage ³	50 sq. ft. per face, two faces maximum.	10 ft..	At least 2 ft. from any property line.	Allowed.
Station Identification and Pricing - <i>Option if located along Dallas Road</i>	Freestanding	One, in addition to one monument sign which does not have pricing information.	40 sq. ft. per face, two faces maximum	20 ft.	At least 2 ft. from any property line.	Allowed and may be internally illuminate d.
Canopy Logo	Wall	One per street frontage, not to exceed a total of two.	12 sq. ft.	2 ft..	Shall be on the face of the canopy covering the pump island(s).	
Car Wash	Wall or painted wall	One	15 sq. ft.	2 ft..	Shall be on the car wash structure.	Not allowed.
Accessory Retail or Restaurant	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	3 ft..	Shall be above the primary entrance, or on the facade of the tenant space.	Allowed.
Convenience Store	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	See other standards for Wall Signs; 13.B.2 and 13.B.3.		

Footnotes:

- 1. See sign illumination provisions in Section 12.C.3.
- 2. The sign(s) may include the identification of the service station and fuel prices. No other price signs are allowed.
- 3. Only one pricing sign integrated with the monument sign allowed.

8. SIGNAGE STANDARDS: SCHOOL SITES

- a. Each school campus may have no more than one monument sign or free-standing sign, and one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be set back a minimum of 2 ft. from the property line, and shall not exceed 10 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. A free-standing sign shall not exceed 32 sq. ft in area per face, shall be set back a minimum of 4 ft. from the property line, and shall not exceed 16 feet in height. All school signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials. If the sign contains an electric reader board or is otherwise illuminated, all lighting shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.

13.C SITE FURNISHINGS AND HARDSCAPE

1. INTRODUCTION

- Site furnishings are the man-made articles that are found in a District to service the needs of the public. The appearance and identity of Badger Mountain South will benefit from the unifying of site furnishings throughout the community, although consideration may be given to the selection of unique site furnishings to create distinct identities for each of the five residential neighborhoods. Careful attention to detail and quality will help people feel more comfortable and at home in all areas, whether it be in one of the commercial districts or within the shared Civic spaces. Whether it is a picnic table or a trash can, each functional component adds to the experience of Badger Mountain South.

2. GENERAL DESIGN STANDARDS AND PRINCIPLES (BMS-SD-SR, CMU, DR, AND BMS-CIVIC DISTRICTS)

- Five overriding principles guide the implementation of Badger Mountain South Site Furnishing and Hardscape Standards:
 - Fitness with Site and Context - Site furnishings and hardscapes should fit harmoniously with the structures and outdoor spaces in each commercial development and strengthen the sense of place for employees, users and visitors. Fitness implies sensitivity to scale, materials, pattern, texture and form to achieve a balance between variety and unity.
 - Functionality - Site furnishings and hardscapes must effectively meet the pragmatic needs of their users. They need to be designed for serviceability over time. In addition, site furnishings should be designed for flexibility and adaptability since user needs may vary and evolve over time.
 - Economy - It is important that site furnishings are constructed and maintained over their life cycle in a cost effective manner.
 - Quality - Strong design control is required to achieve a high quality environment and implement the intent of the Badger Mountain South Master Plan.
 - Sustainability - The spirit of sustainability is embedded in the effective implementation of the proposed standards. Encouraging eco-friendly materials and technologies and reducing the consumption of energy and non-renewable resources will provide benefits for the natural environment and the quality of the Badger Mountain South built environment.

3. HARDSCAPE STANDARDS

- Concrete Finishes for all hardscape surfaces may include:
 - Broom Finish - Medium broom finish, or matched to existing concrete in the area.
 - Exposed Aggregate - If exposed aggregate is used, the aggregate surface shall provide a slip resistance, but not uneven that could cause a trip hazard. Small size aggregate, such as pea gravel – ½ inch or less - may be used.
 - Colored concrete - Color concrete shall be integral to the concrete;
 - Patterned Concrete - Raised pattern shall not be a trip hazard or maintenance issue.
- Pavers, if used, must comply with the following:
 - All pavers shall be installed on an engineered sub-base such as concrete or cement stabilized sand in areas with occasional vehicular traffic.
 - Clay pavers should be able to withstand vehicular traffic/ emergency vehicle traffic.
 - Pavers manufactured from material such as limestone, granite, etc., may be used if the surface is can be textured to provide a slip resistant finish.



Bench

4. BENCH STANDARDS

- Benches shall be of commercial grade construction. Bench frames shall be ductile iron, concrete or steel.
- Seat and backs shall be low maintenance materials such as concrete, powder coated metal or recycled material designed for this purpose. Wood should be hardwood such as Ipe, Maple, and Mahogany. Seat and backs constructed out of recycled plastic materials should have a reinforcing spine and fasteners.
- Benches may be constructed as a piece of public art in which case materials appropriate to the artwork may be used.
- Placement of benches should not obstruct pedestrian or emergency vehicular traffic. Benches in turf or planter areas shall be placed on a reinforced concrete or paver area with a minimum clearance of 6 inches between edge of bench and edge of concrete.
- At accessible locations, access for wheelchairs should be provided along the front and side of bench per ADA standards.
- Benches should be anchored to pavement or use in ground installation. Solid concrete benches should not need to be anchored.
- Benches shall be maintained to be free of chipped, faded, peeling paint/ coating. Concrete benches shall be free of chips and cracks. Any chips, cracks, peeling coatings shall be repaired as per manufacturer's recommendations.
- Benches for specific areas: Each Neighborhood in Badger Mountain South may have a unique style of bench specific to that area. New benches shall match the existing style of the area once established.



Trash Receptacle

5. TABLE STANDARDS

- Tables for any outdoor areas shall meet the ADA Standards.
- Tables in Civic Districts:
 - Tables shall be commercial grade material for low maintenance, ease of clean up, vandal resistance, and weather resistance.
 - Placement of tables shall not obstruct pedestrian and emergency vehicles. Provide adequate space around table for seating and passage
 - Tables shall be permanently anchored by either in-ground or surface mount system.
 - Tables shall be placed on hardscape such as concrete, pavers, etc., wide enough for the table and circulation around the table and accessible by connection to sidewalks or other paving / circulation areas.
- Tables in Commercial Districts:
 - Tables with chairs, fixed or movable, can be used for outdoor eating establishments. Tables and chairs shall be commercial grade material that can be maintained and cleaned efficiently.

6. TRASH RECEPTACLES

- Trash receptacles and recycling bins will be provided in every commercial and Civic District development.
- Trash receptacles should be placed with the trash container closest to the area highest in traffic.
- Locations in Civic Districts will be determined to facilitate servicing.
- Trash receptacles should be compatible with building or other site furnishings.
- Trash receptacles should be fire-proof, and should not allow water run into them or have drainage openings at their base.

7. TREE GRATES

- Shall be provided at base of street trees along arterial collector streets, except where frontage also includes a Trail Type, in BMS-SD, CMU, DR, and BMS-CIVIC Districts and shall be made from commercial grade metals. Tree grates may also be used in the BMS-NC District at street frontages along ground floor commercial uses.



Public Art

- Size - 5 ft. x 5 ft. minimum dimension
- Tree grate design shall reflect the neighborhood character in which it resides.

8. MISCELLANEOUS GUIDELINES

- Dog waste disposal bag dispensers shall be standardized and located at the major entrances as located by the City to each greenbelt, greenway and in areas designated as Dog Parks.
- Bike racks shall be constructed of durable materials.
- Bollards:
 - Bollards are installed to provide controlled entrance to pedestrian only areas and to provide protection to equipment and buildings when in proximity to vehicular traffic.
 - Bollards may be fixed or removable as required by the City of Richland Public Safety officials.
- Maintenance: Provide a readily available water supply for cleaning and maintenance of paved surfaces, site furnishings, trash receptacles, and other non-planted areas.

9. LIGHTING STANDARDS

- See Section 12.C.3 for Exterior Lighting

10. PUBLIC ART

- Public art located within Badger Mountain South is intended to give the community distinguishing character and display creativity, making it a unique place to live.
- Diversity in art style, scale, type, and creativity is highly encouraged.
- Location - public art in civic open space is allowed and encouraged (i.e. parks, trails, plazas, greenways, civic facilities, etc...)
- Artistic or creative improvements to all site features are encouraged.
- Art may provide function as well as aesthetics to the site or building to which it resides.
- Public art may be featured in roundabouts with other appropriate landscape materials.



Parking Lot

- 1. MATERIALS
 - a. A parking and circulation area must be hard-surfaced and conform to any applicable City of Richland Development Standards. For purposes of this section, the term hard-surfaced may also include pavers, stones, bricks or other similar materials placed to support vehicle circulation, but that may also allow rain and other water to penetrate the surface (i.e., “grasscrete”).
- 2. ENTRANCES AND EXITS
 - a. The Director of Public Works shall fix the location, width, and manner of approach of vehicular ingress and egress from a parking area. The Director of Public Works may require the property owner to alter ingress or egress as necessary to control traffic in the interest of public safety and general welfare.
- 3. COMBINED DRIVEWAY
 - a. The owners of adjoining properties shall provide combined driveways wherever practical. In conjunction with approval of a development, the City may require a property owner to provide an access and circulation easement to an abutting owner where joint access is reasonable to serve future development.
- 4. INTERNAL WALKWAYS
 - a. The property owner shall install internal walkways in each new development in the BMS-SD-SR, CMU, and DR Districts. In addition, schools in all land use districts shall install internal walkways in each new facility.
 - b. The property owner shall provide internal walkways around the building to the extent necessary to assure safe access to the building from parking areas, adjacent properties, and public sidewalks or street rights-of-way and to assure consistency with the requirements of the LUDR.
 - c. Internal walkways must be a minimum of 5 ft. wide, exclusive of parked car overhangs. Where necessary to ensure 5 ft. of unobstructed walkway, wheel stops are required.



Internal Walkways

- 5. SHARED USE OF PARKING
 - a. General. The administrative official may approve shared use of parking facilities located on separate properties if:
 - (1) A convenient pedestrian connection between the properties exists; and
 - (2) The availability of parking for all affected properties is indicated by directional signs.
 - (3) Where the uses to be served by shared parking do not overlap their hours of operation, the property owner or owners shall provide parking stalls equal to the greater of the applicable individual parking requirements.
 - (4) Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10 percent:
 - i. The parking areas share a property line;
 - ii. A vehicular connection between the lots exists;
 - iii. A convenient, visible pedestrian connection between the lots exists;
 - iv. The availability of parking for all affected properties is indicated by directional signs.
 - b. Non-residential projects also review parking Sustainability Standards found in Section 12.D.
 - c. See Section 11.C.7 for Parking Lot Landscape requirements.

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GLOSSARY

14

The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

GLOSSARY

Accessory Dwelling Unit

A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate structure on the same lot as the primary dwelling. The dwelling is a complete, independent living facility with provisions within the accessory unit for cooking, eating, sanitation, and sleeping and has an entry separate from that of the main dwelling. Accessory dwelling units are commonly known as "mother-in-law" units. An ADU shall be clearly subordinate to the primary dwelling unit, both in use and appearance. Manufactured Homes or Recreational Vehicles shall not be used as an ADU. An ADU is not included in maximum density limitations.

~~ANSI/ASHRAE/IESNA.~~ American National Standards Institute / American Society of Heating, Refrigerating, and Air-conditioning Engineers, Illuminating Engineering Society of North America. (3) National building, sustainable, and lighting standards used by designers and builders to create a quality safe built environment.

Accessory Office. An office that serves the principal use of a building or structure.

~~**Accessory Unit/Structures.** Any use and/or structure that is customarily part of (and clearly incidental and secondary to) the principal residence and does not change the character of the residential use. May contain a separate residential unit either contained wholly within a principal single-family residential structure, or attached to or above a garage (maximum floor area of 600 square feet). An accessory dwelling unit is not included in Maximum Density Limitations. An Accessory unit/building may also be used for Home Occupation uses as identified elsewhere in the LUDR and that meet the requirements of RMC 23.42.09. An accessory unit or structure with a maximum floor area of 600 sq. ft. is allowed for a winery use.~~

~~**Accessory Storage Structures.** A supplemental building designed for the storage of boats / RVs or to be used as a personal workshop; in all cases not for the commercial repair or maintenance of vehicles of any type. It may also include an Accessory Unit that meets the standards and definition for Accessory Units (LUDR 8.P). Only permitted in the BMS NE District on lots .25 acre or larger and having a principal structure.~~

Adult Family Homes. A regular family abode in which a person or persons provides personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

Alcoholic Beverages Sales. The retail sale of beer, wine and /or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Alley. A private way permanently reserved as a secondary means of access to abutting property.

Arterial Collector Street. Streets that serve to interconnect and support the principal arterial highway system. They link major commercial, residential, industrial and institutional areas. Arterial streets are typically spaced about one mile apart. Access control is the key feature of an arterial route.

Assisted Living/Nursing Home. State-licensed, multi-family, residential structure which provides supervision or assistance for persons with special needs including help with tasks such as bathing, dressing, and medication management; may also supply specialized nursing services.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATM's.

Axonometric Diagram. Illustration of the spatial form of a building or structure.

Badger Mountain South. Also referred to as BMS, is a master planned community within the boundaries as described in the Master Agreement and subject to the terms and conditions found within the Master Agreement.

Bank, Financial Services. Financial institutions including: banks

and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. Does not include check-cashing stores. (See also, "ATM")

Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro-brewery ("brew pub"), and other beverage tasting facilities.

Bed & Breakfast Inn (B&B). A one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation; requires a City of Richland Special use permit.

~~**Block Park.** See Block Open Space.~~

~~**Block Open Space.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

Building Type. A structure defined by the combination of configuration, form, and function.

Build-to-Line (BTL). A setback dimension, along which a building facade or percentage of building facade, must be placed.

Child Care Center. A premise licensed by the state of Washington and receiving more than twelve (12) children for care during all or part of a day or night; must meet RMC 23.42.080 requirements.

Child Care (Family Home). A residential premise, state-licensed for Family Home Child Care, to provide direct care, supervision and early learning opportunities for twelve or fewer children, in the home of the licensee where the licensee resides and is the primary provider; must meet RMC 23.42.080 requirements; may alternatively be licensed for adult daycare for periods less than 24 hours.

Civic Uses. A category that includes public uses and other private uses which focus on improving the quality of day-to-day community life by providing a location for assembly, discourse, worship, education, sustainability features, recreation, farmers' markets and community-oriented entertainment venues.

Civic/Community/Institutional Facilities. A Building Type that includes schools, public safety buildings, libraries, recreation and other public or private buildings of similar nature.

Clear Vision Triangle. A triangle with 2-sides of the triangle formed by the two intersecting ROW lines, extending 20 feet back from their point of intersection with the third side formed by drawing a line connecting the two points located 20 from the point of intersection.

Collector Street. Streets that provide both access and circulation within and between residential and commercial/industrial areas. Collectors differ from arterials in that they provide more of a citywide circulation function and do not require as extensive control of access (compared to arterials) and penetrate into residential neighborhoods.

Commercial. A term defining workplace, office and retail use

collectively.

Common Courtyard. A entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.

Community Storage Facility. An area within the South Orchard Neighborhood that is intended to serve the entire BMS community for storage of vehicles, boats and recreational vehicles; may also include inside storage and an accessory caretaker unit.

Consistency Determination. A document, also known as the Badger Mountain South Master Agreement Consistency Recommendation (BMS-MACR), provided by the MPA to the City and to the applicant upon receipt and review of any development or building application in Badger Mountain South. The Consistency Determination may be either a Level 1 or Level 2 BMS-MACR. Level 1 BMS-MACR is issued for all applications except for final plat approval and issuance of Certificate of Occupancy. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. The BMS-MACR ensures that the development and building submittals meet the Master Agreement and LUDR requirements.

Corner Element. A prominent architectural element, such as a tower, corner bay window (chamfered or round) or significant facade articulation, designed to accent the corner of a building and typically used to terminate a view or mark an important entrance.

Cottage Court. A Building Type consisting of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided.

Courtyard Housing. A Building Type consisting of Multi-family residential units arranged around a central Court.

Day Care Center: Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours for any client. These facilities include the following, all of which are required to be licensed by the Washington State Department of Social Services.

Development. All divisions of land for whatever purpose, site plan, binding site plan and any other uses or activities as defined in RMC 23.06.270.

Director. The Community Development Director of the City of Richland, or his or her duly appointed representative.

District. The distinct areas within BMS to which specific land use and development regulations apply in order to achieve the intent and purpose of the LUDR and the Master Agreement.

Drive-through Window Service. A facility which by design allows the transfer or goods or services to those while still in a vehicle.

Duplex. A Building Type consisting of a single structure containing two dwelling units, neither of which is an accessory dwelling unit; also known as a Paired House.

Eating and Drinking Establishments. A retail business selling ready-to-eat food and or beverages for on or off premise consumption; may include sales of alcoholic beverages and provide entertainment. May include beer or other alcohol brewing and beverage tasting facilities.

Edge Type. The pedestrian and landscape elements within the

Examples include but are not limited to storage / garden sheds, swimming pools, carports or other type of structure ancillary to the primary permitted use.

right-of-way. Includes the area between the property line and the curb line on either side of the street (drive lanes and parking).

~~**Estate Lots.** Lots ranging in size from ¼ to 1+ acre, located in the Neighborhood Edge District.~~

Facade. The vertical surface of a building, generally set facing a street ("front facade").

~~**Farmer's Market.** The temporary use of a site for indoor and/or outdoor sales of food and farm produce items, in compliance with the Washington State Farmer's Market Manual, and Washington State Department of Health Food Handler's requirements.~~

Floor Finish Level. (See Ground Floor Finish Level).

Frontage. A strip or extent of land abutting on a street or other public right-of-way.

Frontage Types. The building architectural element that resides between the public right-of-way and the private property affiliated with the building. Frontage Types combined with the public realm create the apparent streetscape. Frontage Types are listed in Section 9: Frontage Types.

Gallery. A roofed promenade extending along the facade of a building and supported by columns on the outer side.

Gambling Premises. An establishment, as permitted by state law, which includes, but is not limited to, any building, room, enclosure, vehicle or other place used or intended to be used for gambling activity and/or containing a gambling device for such purposes.

General Retail. Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; camera and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics stamps, etc.); drug stores and pharmacies; dry goods; fabric and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; parts; accessories; small wares; specialty grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores with no outside storage.

General Office. An office use that typically occupies an area of greater than 5,000 square feet and more than twenty (20) employees at a given location. Typical examples include: professional offices for architects, engineers, doctors, dentists, chiropractors, lawyers, accountants, veterinarians or similar professions.

General Retail. A retail use involving the sale of goods or merchandise to residents living in the community, many of whom will access the store by vehicle. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical examples include: banks, bookstores larger than 5,000 sq. ft.; pharmacy; sporting goods stores, grocery store, and other stores selling similar goods.

General Services. A Service Use offering daily conveniences to residents living in the community. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical

examples include: business support services, coin-operated laundry, salons, spas, and health clubs, medical services/doctors’ offices, movie theaters, video arcades, bowling, meeting facility; funeral home (except within the Mixed-Use Districts).

Greenbelt. A linear green open space adjacent to a street that consists of trails, trees, perennials, ornamental grasses, shrubs, and/or groundcover. Often includes a part of the community trail network.

~~**Green Building Certification.** Certification by a nationally recognized sustainable program (i.e. LEED, or Built-Green, Energy Star, etc.) demonstrating compliance with specific program requirements.~~

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ground Floor Finish Level. Height difference between adjacent public walk and the ground floor. In the case of a loading dock frontage that serves as the public Right-of-Way, the Floor Finish Level is the height of the walk above the adjacent street.

Height. A limit to the vertical extent of a building that is measured in number of stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the Director.

Home Occupation. An occupation or business activity conducted within a dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained; requires City of Richland application processed at time of business license application.

Hospitality/Lodging. A facility, typically a hotel or motel, with guest rooms, with or without kitchen facilities, rented to the general public for transient overnight stay. May also include ancillary uses related to the principal use including spas and other personal services, eating facilities, swimming pools, retail and similar. Also permitted in the NE District when operated and licensed as a Bed and Breakfast facility.

Landmark Structure.
A monument, building or edifice that is easily recognizable due to unique physical features or site prominence and that adds to the identifying characteristics of an area.

Landscape Coverage. The extent to which the planted landscape area is covered with plant material.

Landscape Planter. Planted area of landscape materials lying between hard surfaces such as between the street and a trail or sidewalk, or within a plaza hardscape.

Lighting Plan. The Lighting Plan is a required element of submittal for all buildings, except low rise residential (under four stories), proposing four or more exterior fixtures. The Plan must include the following information:

1. Type and number of luminaire equipment (fixtures), including the “cut off characteristics”, indicating manufacturer and model number(s).
2. Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
3. Mounting height with distance noted to the nearest property line for each luminaire.

4. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
5. Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need no exceed 25,000 lumens.
6. A Calculation Summary indicating food-candle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels.
7. Lighting manufacturer-supplied specifications (“cut sheet”) that include photographs of the fixtures, indicating the certified “cut off characteristics” of the fixture.
8. Foot-candle distribution, plotting the light levels in foot-candles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in foot-candle measurements on a grid of the site showing foot-candle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show foot-candle renderings five feet beyond the property lines.

Liner Building. A structure that conceals a larger building such as a parking garage, or surface parking lot that is designed for ground floor occupancy by commercial or office uses, with upper floors also configured for those uses, or for residential use.

Large-Scale Retail. A retail use involving the large scale sale of goods to residents living within the region. These uses are almost exclusively accessed by automobile and therefore additional consideration should be given to parking and traffic issues when developing this use. The goods or merchandise sold may be of the same type or a variety of types and typically occupy an area greater than 30,000 square feet.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

Complete kitchen space and sanitary facilities in compliance with the Building Code; and

At least one resident in each live/work unit shall maintain a valid business license, if required, for a business on the premises.

Uses prohibited in Live/work Units: The following uses and activities are prohibited within a Live-Work Unit:

- (1) amusement and recreation uses;
- (2) adult entertainment uses;
- (3) pet stores, kennels, animal hospitals;
- (4) gun and firearms sales;
- (5) automotive service stations, and motor vehicle repair garages; and
- (6) liquor sales.

Local Parks. A community space between one (1) to five (5) acres in size that is developed to serve a neighborhood for both structured and passive play areas and activities.

Local Streets. Streets that have the sole function of providing access to immediately adjacent land.

Lodging – Hotel. A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor

athletic facilities, accessory retail uses, etc.

Lot. A measured parcel of land having fixed boundaries and designated on a plot of survey. A lot may be divided by a street or Alley.

LUDR. The Badger Mountain South Land Use and Development Regulations included as Exhibit C in the Master Agreement.

Marquee Sign. A projecting sign structure over the entrance of a building and typically used for movie theaters or similar venues; may have two-faces and may also include lighting but not movable or flashing lights.

Master Agreement. The document entitled “Agreement Between the City of Richland and NorAm Investment LLC, regarding the Development of the Walkable and Sustainable Community known as Badger Mountain South” and approved by the City of Richland City Council on December 7, 2010, and adopted by City of Richland Resolution No. 77-10.

Master Plan Administrator (MPA). A professional appointed by NorAm Investment LLC, or its successor, as outlined in the Master Agreement, to review all applications for plats, subdivisions, site plans, and development permits in Badger Mountain South as part of the application submittal to the City of Richland. The MPA is responsible for ensuring the intent of the LUDR is met in all applications and will provide to the City and to the applicant a Consistency Recommendation (BMS-MACR) to be included in the materials reviewed by the City of Richland Development Services Department. The roles and responsibilities of the MPA are considered synonymous with the Master Agreement Administrator, MAA, as found in the Master Agreement.

Mansion Apartments. A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

Mixed-Use Building. More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

Mixed-Use Development.
A mixed-use development is a ~~real-estate~~ project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl.

Multi-family residential structure. A structure containing two or more dwelling units in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.. Multi-family Building Types include: Paired Housing (Duplex); Live/Work; Stacked Units (Apartment); Row House; Courtyard Housing; Mansion Apartment (3 to 6 units); and Mixed-Use buildings which contain dwelling units above or behind commercial space within the same building.

Natural Grade. The site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade.

Neighborhood Goods and Service Buildings. A Building Type that includes stand alone structures, 30,000 SF or smaller that contain uses that support the needs of the neighborhoods in which they are located. Typical examples include pharmacies, daycare centers, churches, medical clinics and other office buildings.

Neighborhood Office. An Office Use that typically occupies an area of 5,000 square feet or less and involves twenty (20) or fewer employees at a given location. Typical examples include: professional offices including accountants, doctors, lawyers, engineers or other similar professions, or small-scale business services.

Neighborhood Personal Services. A Service Use that offers daily conveniences to residents in adjacent neighborhoods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: spa, cleaning and garment services, beauty and barber shops, shoe repair, travel agencies, finance, real estate and insurance; and health and educational services.

Neighborhood Retail. An establishment engaged in selling new goods or services to the general public and rendering services incidental to the sales of such goods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: ATM (automatic teller machine); art galleries; specialty shops; variety stores; coffee shop, food markets and convenience stores; pet stores and grooming with no boarding; artisan or crafts sales, assembly or fabrication; photography studios; dance, music, and martial arts studios, excluding any type of adult business.

Neighborhood Sector. Geographical boundaries based on the proposed street network intended to assist with the distribution of residential density, housing mix and ~~Block~~ Open Space.

Neighborhood Storage Area. An area up to one acre in size designated by the master developer as the area for storage of recreational vehicles, boats, and cars for the purpose of providing storage for an individual neighborhood.

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and /or dancing, comedy, etc. Does not include adult oriented businesses.
Office. Business, Service and Professional, Administrative.

Paired House. See Duplex.

Park, Playground. An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities; may be developed as a private or public facility.

Parking Facility, Public or Commercial. Parking lots or structures operated by the City, or a private entity, providing parking for a fee. Does not include towing, impound and storage facilities.

Parking lots. A paved area designated for the parking of motor vehicles.

Pedestrian Street. See Primary Street.

Place of worship. A permanently located structure or group of structures which is utilized for the purposes of conducting religious worship, services or ceremonies. May also contain ancillary uses including graded educational facilities, day care facilities or multi-purpose facilities. For the purposes of this code, Places of Worship are included in the Neighborhood Goods and Services Building Type. [when located in BMS-NC.](#)

~~**Primary Street.** Streets designated within the Village Mixed-Use Districts where vehicular access points are restricted and active~~

~~retail, commercial and office Storefront Frontages are required. Also called Pedestrian Street.~~
~~In all other Districts, primary streets are designated~~ along building frontages, i.e. front street.

Public Facilities. Any building or use often supplied by a governmental organization. Typical examples include: schools; water, power and sewer facilities; fire and police substations. May include ambulance; libraries; farmers markets; transit centers and bus stops; business incubator buildings; outdoor amphitheater; and similar uses. Private schools, not owned by a governmental organization are included in this use category.

Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Reader Board. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will.

Recreation and Cultural Facilities, Public and Private. Any building or use intended for passive or physical recreational activities or activities that advance the arts, and related accessory structures. Typical examples include: trails; playgrounds and play equipment; health clubs and gyms; swimming pools; public restroom facilities; plazas; gardens; picnic shelters; water spray park; sports fields and courts; dog parks; outdoor amphitheater; skate park; fountains and other water features; facility parking; maintenance buildings only as ancillary structures to the park located in, and similar uses.

Regulating Plan. A plan of the proposed community which identifies the boundaries where different rules of Development apply.
Residential. Premises used primarily for human habitation. Units shall not be less than 440 square feet in net area.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Row House. A Building Type consisting of townhouse (multi-level) units arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along a Frontage.

Secondary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points and ground floor residential units are allowed. In all other Districts, secondary streets are designated along building side yards, i.e. side street.

Senior Housing. Multi-family residential structures that are designed as independent living accommodations for those 55 years of age or older; may include congregate dining.

Service Street. A paved vehicular thoroughfare which provides access to delivery trucks and other service vehicles; shall be accessed from a Secondary (side) Street.

Setback. The mandatory distance between a property line and a

building or appurtenance.

Shared Parking. Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Side Yard Driveway Condition. For Single-family Houses with Street Access, a drive lane up to 10 ft. in width that runs parallel to the side ywar setback and extends not less than 30 ft from the front property line when the garage is located in the lot rear. When the garage is part of the front facade, driveway access is provided to teh garage in a side yard driveway. In both conditions, the driveway may widen to 20 ft., and may encroach into the side yard setback, to provide access to the garage.

Single-Family Residential Structure. One primary residence per lot; may include one Accessory Unit.

Solar (or Photovoltaic) Collectors or Array. A linked collection of photovoltaic modules, which are in turn made of multiple interconnected solar cells. By their modularity, they are able to be configured to supply most loads. When placed in the BMS-NC, BMS-NE or BMS-NG Districts, a Solar Collector may be roof mounted when it does not extend above the roof peak nor extend above the roof surface more than 24” measured perpendicular to the roof, or it may be ground-mounted when installed in side or rear yards only and screened from public streets.

Special Districts. An area that, by its intrinsic function, disposition or configuration, should not conform to the District standards established for the proposed community.

Special Events. Activities of limited duration including concerts, tournaments, festivals and similar public gatherings.

Stacked Unit Building. A Building Type, commonly known as an apartment, that is a Multi-family, residential only, structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors.

Storage. A building or facility that is designed to leave or place materials or other items in.

Storage, Outdoor. The storage of various materials outside of a structure.
Storefront. The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and still pane that is inserted into various Frontage Types, such as a Storefront, Arcade or Gallery, to accommodate retail.

Story. A habitable floor level within a building, typically 8 ft. to 14 ft. high from floor to ceiling. A half story is a conditional space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below. Individual spaces, such as lobbies and foyers may exceed one story in height. The number of stories are measured from the sidewalk of the primary street.

Street Frontage Landscape. Landscaping in the public right-of-way along streets and medians.

Sustainability Plan. A document submitted with an initial commercial entitlement application which identifies the means and methods to address Sustainability Principles, as found in Section 12.B. The Plan will specify each principle, determine applicability, and identify actions to address each relevant item.

Tandem Parking. One (1) car parked behind another where aisles are not provided. A maximum of two cars are allowed in tandem configuration for individual residential units only. Tandem parking may be located in a garage or as surface parking.

Telecommunication Facility. A use of land that includes buildings, cabinets, structures, and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers, and all other buildings and structures relating to low power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission.

Temporary Uses. A use of limited duration including: Christmas tree sales in any district for a period not to exceed 60 days; Contractors office and equipment sheds containing no sleeping or cooking accommodations accessory to a construction project and to continue only during the duration of such project; Promotional activities of retail merchants involving the display of goods and merchandise may be conducted outside of enclosed buildings or for a period of not more than six consecutive weeks in any six month period. Retail business may display only merchandise that is for sale within the building in the area immediately adjacent to the building. These provisions shall in no way be deemed to authorize the outdoor display of or sale of salvage material or similar display or sale in any district.

Unclassified Uses. Uses not listed in 2.C. Land Use Table and which do not meet the criteria for similar and compatible uses specified in 1.G.3.

Urban Form Standards. Establish the specific physical and use parameters for each District including; building placement, building profile and Type, Frontages and parking.

Usable Lawn. The minimum lawn area that is allowed in the Badger Mountain South community is an area 10 ft. minimum in any direction.

Use Table - 2.C Land Use Table. A matrix which identifies broad categories of land uses that are permitted in each BMS District. The land uses listed in the Use Table are further expanded with examples in Section 14- Glossary.

Upper Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Vehicular Services. A business involving the servicing of vehicles and/or the storage and distribution of gasoline. ~~Incidental uses may include~~ a convenience store, the sale of propane and kerosene, automotive repair, car wash, and tire sales.
Vending Carts. Portable retail and food concessions, usually with wheels, including sales of coffee, flowers, ice cream, hot dogs, other food items and similar.

Vineyards. A plantation of grape-bearing vines, grown mainly for wine making, but also raisins, table grapes, and non-alcoholic grape juice. Vineyards for personal uses in residential districts are permitted as landscape; when planted in commercial districts vineyards must be part of an overall landscape plan that is reviewed by the MPA.

~~**Wing Fence.** A fence that extends perpendicular from the side of the house to the side yard fencing between lots.~~

fuel and electric charging stations. Uses may include but are not limited to



GLOSSARY
APPENDIX 15

~~14~~

The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla molis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica</i> 'Rosea'	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotantum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia</i> 'Powis Castle'	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	5-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea</i> `	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximilianii</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Daylily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	24" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-10" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalconica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Sempervivum sp.</i>	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica sp.</i>	Speedwell	Varies	4" pots	Sun	*

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf Port Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge red rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemun nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6' X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	* dense extremely fine blue-silver leaves, flower spikes in summer
<i>Heloctotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	6" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	broad glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, maintains form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries

**THIRD AMENDMENT TO THE
AMENDED AND RESTATED MASTER AGREEMENT
BETWEEN THE CITY OF RICHLAND AND NOR AM INVESTMENT, LLC
REGARDING THE COMMUNITY KNOWN AS BADGER MOUNTAIN SOUTH**

This **Third Amendment** to the March 17, 2015 Amended and Restated Master Agreement regarding the community known as Badger Mountain South is made and entered into by and between the **City of Richland**, a Washington municipal corporation (“City”) and **Nor Am Investment, LLC**, a Washington limited liability company (“Nor Am”). Nor Am and City are sometimes referred to individually as “Party” or collectively as “Parties.”

I. Recitals

WHEREAS, on March 17, 2015, the Parties entered into an Amended and Restated Master Agreement for the community known as Badger Mountain South (hereinafter “Original Agreement”); and

WHEREAS, Exhibit A to the Original Agreement identifies the properties considered to be located within Badger Mountain South that must be developed according to requirements of Badger Mountain South’s Land Use Designation Regulations (LUDR); and

WHEREAS, per Exhibit A, Tract C of the Plat of Reata Ridge is located within Badger Mountain South and is subject to the LUDR; and

WHEREAS, Nor Am Investment, LLC sold Tract C, and no longer intends to utilize Tract C as part of BMS’s civic space obligation; and

WHEREAS, Tract C is geographically isolated from the rest of the property that comprises Badger Mountain South, and is located in the middle of the Plat of Reata Ridge, which was excluded from the BMS Master Agreement from its inception; and

WHEREAS, contemporaneous with this action, the City of Richland’s Comprehensive Plan and zoning ordinances are being updated to remove the BMS LUDR-specific “Civic” designation from Tract C and instead apply Low-Density Residential Small Lot (R-1-12) zoning.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

II. Agreement

1. Exhibit A is modified to replace, in its entirety, the existing legal description for “Parcel F” with the legal description provided below:

Parcel “F”:

Tract “D” of the plat of Reata Ridge, according to the Plat thereof recorded in Volume 15 of Plats, Page 389, records of Benton County, Washington.

2. Except as expressly amended by this Third Amendment, the Restated Agreement as amended is and shall continue to be in full force and effect in accordance with the terms thereof.
3. This Amendment shall be construed in accordance with, and governed by, the laws of the state of Washington.

IN WITNESS WHEREOF, the Parties have executed this Third Amendment on the ____ day of March, 2025.

CITY OF RICHLAND

NOR AM INVESTMENT, LLC

Jon Amundson, ICMA-CM, City Manager

By:
Its:

ATTEST:

Jennifer Rogers, City Clerk

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2021-108

PREPARED BY: MIKE STEVENS
MEETING DATE: AUG. 28, 2024

GENERAL INFORMATION:

APPLICANT: NORAM INVESTMENT, INC.

FILE NO.: CA2021-108

REQUEST: BADGER MOUNTAIN SOUTH LAND USE & DEVELOPMENT
REGULATIONS (LUDR) UPDATE

LOCATION: BADGER MOUNTAIN SOUTH

REASON FOR REQUEST

AHBL, Inc. on behalf of NorAm Investment, Inc. (NorAm) has proposed various amendments to the Land Use & Development Regulations (LUDR), which act as the zoning regulations for the Badger Mountain South Planned Unit Development community.

The proposed update consists of changes that have been proposed by the property owner/applicant team and changes that have been requested by the City of Richland. Changes requested by the City are primarily minor in nature and relate to the readability and enforceability of the document, while numerous changes proposed by the owner/applicant are more technical in nature and could have more of an impact to the overall development and livability of the area.

AMENDMENT HISTORY

The update process began in 2021 with the first regularly scheduled public hearing for the amendments scheduled for January 26, 2022. During that meeting numerous citizens spoke and voiced various concerns regarding what they perceived as major changes to the document, which they believed would be in contrast to the intent of the community in which they had invested. Many of the comments/concerns centered around parks/open space as well as the reduction and/or loss of the wine village concept upon which many citizens were relying on to occur.

After the January 26, 2022 public hearing the Planning Commission kept the public hearing open and numerous other public hearings were held. On October 18, 2023 the Planning Commission decided to conduct several other workshops prior to rescheduling and readvertising another public hearing. This rescheduled/readvertised public hearing ended up being canceled due to comments and concerns regarding some of the

amended items which community members believed still needed clarification and resolution to. Ultimately, the City and NorAm met with City Management and the aggrieved parties and worked out the issues which were causing concern.

A final workshop on the item was brought forward to the Planning Commission on August 14, 2024. During this workshop staff introduced the LUDR to new Planning Commission members and gave some updates as to several changes that had occurred to the final draft as a result of the most-recently canceled Planning Commission public hearing.

At this point, staff and the applicant believe that an improved document (LUDR) is ready for public hearing review by the Planning Commission. It is likely that the Planning Commission will have some additional questions for staff and the applicant, but it is believed that most of the major issues that the public were concerned with have been adequately addressed. Staff anticipates that the Planning Commission will offer a formal recommendation of approval to City Council with some additional minor modifications to be discussed at the August 28, 2024 public hearing.

HISTORY OF BADGER MOUNTAIN SOUTH

Badger Mountain South is a Planned Unit Development community consisting of approximately 1,500 acres of land that was approved by the City of Richland in early 2010 (Contract No. 137-10).

The Master Agreement entered into between the developer (NorAm, Inc.) and the City of Richland included a number of exhibits. Those exhibits are identified below:

- Exhibit A: Legal Description for Badger Mountain South
- Exhibit B: Environmental Mitigation Conditions
- Exhibit C: Land Use Development Regulations (LUDR)
- Exhibit D: Green Infrastructure
- Exhibit E: Wine Village Conceptual Drawing
- Exhibit F: Legal Description for South Orchard Park
- Exhibit G: Legal Description for West Village Park
- Exhibit H: Summary of Credits, Offsets, and Obligations
- Exhibit I: Draft Memorandum of Agreement for recording

The subject of the proposed amendments before the Planning Commission is Exhibit C, commonly referred to as the LUDR (Land Use Development Regulations). As indicated above, the LUDR serves as the zoning/development regulations for the Badger Mountain South Planned Unit Development. The LUDR was created to implement the vision contained within the Badger Mountain South Master Agreement. In many areas, the LUDR includes standards that are not addressed in the City's standard development regulations.

Since its adoption in 2010 there have been four (4) different amendments to the LUDR. The first changes to the Land Use Development Regulations (LUDR) occurred in 2012.

Twenty-two (22) separate changes were made to the LUDR at that time. Some of the corrections were corrections of oversights made in the drafting of the original document. Other changes clarified requirements, while other changes granted the developers greater flexibility in meeting specific standards while still maintaining the overall purpose of the standard. It was determined that the proposed 2012 amendments were in keeping with the purposes of the original LUDR document and increased the clarity of the document and were recommended for approval by the Planning Commission and adopted by City Council.

The second amendment to the LUDR occurred in 2014. There were approximately 42 different sections of the LUDR which were proposed for amendment. The proposed changes were reviewed by the Planning Commission and ultimately approved by City Council. Some of the amendments were simply corrections of oversights made in the drafting of the original document that had not become apparent until then. Other changes were clarification of various requirements, while others provided builders with greater flexibility in meeting specific standards while still maintaining the overall purpose of the standard. Finally, other changes, such as changes made to the outdoor lighting standards, were made because the standard originally referenced had been eliminated by previous amendments.

The third amendment to the LUDR occurred in 2015. This amendment resulted in the following changes:

- *Changes to use tables to allow a wider range of uses in the Neighborhood Collector district, specifically providing for single family residential uses;*
- *Provisions to allow the administrative approval of sidewalk use licenses within the commercial areas of Badger Mountain South;*
- *Provisions to allow a maximum of 20% of required off-street parking for commercial uses to be satisfied through the use of compact stalls (8' by 16', rather than the standard 9' by 20');*
- *Amendments to building height requirements to specify height measured in feet, rather than stories. Example: commercial buildings within the mixed-use village must be between 24 and 50 feet in height instead of between 2 and 4 stories);*
- *Reduction in the number of required off-street parking spaces for commercial uses are to be granted when nearby on-street parking is available, similar to the provision in the City's standard zoning regulations for Central Business District properties;*
- *New provision to require a 5-foot wide landscape strip between the rear yards of a residential property abutting a collector street;*
- *In residential areas, side yard setbacks were reduced from 6 feet to 5 feet;*
- *In residential areas, driveway width was limited to 35 feet or 50% of the lot's street frontage;*
- *Three car garages would be permitted on residential lots;*
- *Restrictions limiting the location of off-street parking spaces on a residential lot were eliminated;*

- *Street cross sections were simplified, but lane widths and configurations were unchanged;*
- *Maximum length of blocks was increased from 650 feet to 1,000 feet;*
- *Cul-de-sac streets were deemed permissible in limited circumstances;*
- *Dead-end alleys up to 150 feet in length were permitted;*
- *Lots directly accessed from the street (non-alley loaded) were permitted on both sides of the same street;*
- *The prohibition on placing a parking lot in front of a civic building was eliminated;*
- *Standards for arcades on commercial buildings were reduced from a minimum depth of 12 feet to a minimum depth of 8 feet;*
- *Standards for galleries on commercial buildings were reduced from a minimum depth of 10 feet to a minimum depth of 8 feet;*
- *Standards for porches on residential buildings were reduced from a minimum depth of 4.5 feet to a minimum depth of 4 feet;*
- *The standard specifying the minimum height of a stoop to be 2.5 feet was eliminated;*
- *The size of required trees was reduced from a caliper of 2 inches to a caliper of 1.5 inches;*
- *The height of landscape hedges or walls was increased from 3 feet to 4 feet;*
- *The requirement for landscaping the interior of a parking lot was reduced from 8% to 5%;*
- *The minimum size requirement for a landscape island within a parking lot was reduced from 100 square feet to 75 square feet;*
- *The minimum width of a landscape planter was reduced from 7 feet to 5 feet;*
- *The requirement for landscaping the rear yard of a residential lot was replaced with a requirement that a rear yard shall be at a minimum seeded or mulched;*
- *The requirement for 3rd party verification requirement for green building compliance was eliminated;*
- *The requirement for energy star certification on all new construction was eliminated, although compliance with energy star standards was still required;*
- *The requirement for sustainability plans to be filed for all binding site plan/commercial development was eliminated;*
- *The residential fencing standards were relaxed to allow for fences to be a maximum of 6' in height, rather than 5' feet;*

Other changes amended the standards of park development that are embedded in the LUDR. Less trail construction, fewer landscape plantings and fewer park amenities would be constructed as the development of Badger Mountain South community occurred.

	Original Standard			Proposed Revision		
Park Area	Primary Trail	Secondary Trail	Trees/ Shrubs	Primary Trail	Secondary Trail	Trees/ Shrubs

	(lineal feet)	(lineal feet)		(lineal feet)	(lineal feet)	
The Ravine	2,500	6,800	60/100	1,500	5,000	60/100
The Reserve	14,000	6,000	350/500	8,000	4,000	120/200
The Orchard Green	10,000	5,200	350/500	5,000	2,000	150/200
Totals	26,500	18,000	760/1100	14,500	11,000	330/500

Other proposed changes to park standards were as follows:

- Required park amenities in The Reserve open space area: eliminated a paved activity court and 2 volleyball courts and a community garden. In the Orchard Green area a required water feature was eliminated;
- Restroom facilities were eliminated as a requirement from local parks;
- Parkour stations were added to the menu of required park amenities that are to be provided in local parks;
- The village green park was eliminated altogether;
- The requirement for block parks (small tracts ranging in size between 5,000 square feet and one acre and generally used for passive open space) was eliminated;

Finally, there were also proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) was revised. The primary change was that additional lands located along collector streets are to be designated as BMS Neighborhood Collector. Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) were modified.

The last amendment to the LUDR occurred in 2016 and consisted of three (3) changes. Those changes were:

- Under Chapter 12 – Sustainability Principles: Removal of the requirement for energy star compliance and modification of the language concerning roof trusses capable of supporting future solar panels.
- Under Chapter 8 - Building Type Standards: Changes to garage standards, allowing garages to be built even with the front façade, instead of being setback a minimum of 4 feet and allowing a third garage bay to be setback 2 feet from the other garage bays, rather than 8 feet.
- Under Chapter 13 – Site Improvement Standards: Changes in fence height requirements to allow for a 6-foot tall fence within the Neighborhood Edge district.

CURRENT PROPOSAL

The current amendment proposal before the Planning Commission has garnered significant public interest, especially during the initial review of the document, as well as a result of proposed interpretation of the term “open space”. Previous amendments to this did not result in much, if any, public interest primarily because there were very few residents living in the Badger Mountain South community at those times. Staff has included the above listed information pertaining to the previous amendments as it has become apparent that the current version of the LUDR does not paint a complete picture of the changes that have been adopted and many of the comments received during this update process have been as a direct result of the associated uncertainties. It should be noted that since the last amendment to the LUDR, both the City and NorAm have new employees and none of the people who worked on the previous amendments are currently employed with the City or NorAm. As a result, it was a difficult task to ascertain what all of the changes to the LUDR over the years have been; however, City Staff has attempted to address as many issues as possible through the drafting of this staff report and through discussions to be held during the public hearing process. Furthermore, during the spring of 2024, city staff reviewed all of the previous amendments and incorporated them into a final document, which currently resides on the city’s website.

First, it should be noted that the intent of the changes which are currently proposed to the LUDR is to make the document easier to understand and administer, not only from the City’s perspective, but also from the developer’s side of things. The City initiated the discussion for proposed LUDR amendments in 2019 during informal discussions with Larry White, the Master Plan Administrator, for NorAm Investments, LLC. It was apparent back in 2018 that the current LUDR contained a number of grammatical errors and reference errors as a result of previous amendments and changes that did not appear to have been made correctly based upon the prior amendments. Essentially, the current document is difficult to administer given the number of errors it contains. As a result, City Staff asked Mr. White if they (NorAM) would be willing to make changes to the document in order to make it easier to administer. Mr. White agreed, but no further actions or discussions took place until 2020. In 2020 NorAm hired AHBL and directed them to work with the City on the document. The City provided AHBL with a number of changes that were identified by both the Planning Department and Public Works Department. The changes identified were primarily in the form of grammatical errors with a few proposed changes to the Submittal Review Process chart (1.J) and updated road standards. The road standards were proposed by the City’s Traffic Engineer and sought to make the roadway standards for BMS align better with the City’s adopted road standards. The road standards were reviewed by the Richland Fire Department, Richland Public Works Department and representatives from NorAm, with the standards contained within the current draft being what has been agreed to and utilized for several years now.

Several months after providing AHBL with the requested modifications, AHBL contacted the City and further discussion took place concerning other items within the LUDR.

Again, these items were primarily minor and dealt with items/standards that were difficult to interpret and/or administer.

Then, during the spring of 2021, AHBL and NorAm approached the City with an updated document. This updated document included the changes requested by the City and also included changes they believed were necessary to further refine the document. The additional changes were developed as a result of several years of development within BMS and based upon current market conditions. Ultimately, it was the goal of AHBL/NorAm to refine the document so that it accurately reflected trends and changes that had been witnessed as a result of the increased development activity.

AHBL submitted the proposed changes to the City in April, 2021 and due to the large number of permit actions requiring attention from City Planning Staff, the proposed amendment was not initiated for public hearing review until December, 2021. It should be noted that the Planning Commission conducted two (2) workshops on the proposed LUDR amendments in 2021. The goal of the workshops were to familiarize the Planning Commission with the document as the current Planning Commission members were not on the Commission when the previous amendments occurred.

PROPOSED CHANGES

As indicated previously there are essentially two (2) categories of changes within the proposed LUDR amendments. The first category consists of the changes proposed by the City and the second category is the changes proposed by AHBL/NorAm.

Category 1:

These changes relate to the items that the City of Richland requested from the developer. These changes are primarily intended to “clean up” the document in order to make it easier to administer. The first set of changes requested by the City pertain to Section 1.J (Submittal Review Process). These changes require that the various approvals are obtained by the developers and submitted to the City as part of their permit review process. The current LUDR essentially places the requirement for obtaining NorAm approval on the City. The current process is cumbersome and results in delays that are unnecessary. NorAm has reviewed the proposed changes to the submittal review process and are in agreement with the requested changes.

The second set of changes from the City is in regard to Section 6 (Street Standards). As indicated previously, the City’s Public Works Department provided comments to AHBL/NorAm requesting that changes be made to the adopted street standards. The intent of those changes essentially results in wider street lanes and changes to the layout of the right-of-way as they pertain to on-street parking and edge types (landscaping strips). Given the verbiage within the existing Master Agreement, the City Public Works Department has been requiring many of the updated road standards to be utilized during the development of the most recent subdivisions within Badger Mountain South. As a result, the proposed changes have already been occurring, even prior to formal adoption of this document.

Finally, the third set of changes requested by the City is to the allowed plant lists for on-site landscaping contained within Section 11 (Landscape Standards). The current LUDR contains a list of allowable plant types of which most are unavailable here in the Tri Cities. It has been observed that most of the shrubs/trees/plants in BMS are of similar type/species, which is primarily due to availability. In order to reduce the size of the LUDR and to remove shrubs/trees/plants that are likely not going to be planted within BMS, City Staff recommended removal of the list; however, during previous discussions it was determined that having the list as an exhibit would be in the best interest of all parties involved.

With the exception of numerous reference and grammatical changes, the remainder of the proposed changes to the LUDR have been requested by AHBL/NorAm and have been discussed in detail during the previous public hearings and workshops. City Staff intends to allow the AHBL/NorAm representatives opportunity to explain and justify their proposed amendments during the public hearing process should members of the Planning Commission have comments or concerns.

It is important to note that Badger Mountain South is a Planned Unit Development. Planned Unit Developments differ from typical subdivisions in that, unless specifically indicated within the Development Agreement, the zoning/land use regulations are based upon the City's Municipal Code. In simpler terms, the Development Agreement will indicate that one of the City's zoning districts will be used to determine compliance in regard to zoning/land use (i.e., the site is zoned PUD, but all development will be required to abide by the R-1-10 zoning regulations). Badger Mountain South is the one PUD within the City of Richland that has separate governing zoning/land use restrictions (Land Use Development Regulations – LUDR). As a result, these regulations are not part of the City's Municipal Code, rather, they are an agreed upon set of regulations between the City and the developer. While it is important that the public is given an opportunity to review and comment on these regulations, ultimately, the regulations are determined based upon agreement between the developer (NorAm) and the City (City Council). This is an important distinction because, unless agreed upon by both parties, changes cannot be mandated to occur. As a result, the desired outcome from this amendment process is a set of amended regulations that both parties are agreeable to. Should one party not be in agreement, the change, or changes, will not occur.

Finally, it should be noted that staff has not provided a list of all of the proposed changes. Rather, staff recommends that the Planning Commission review the current draft and be prepared to discuss items of concerns during the public hearing.

PUBLIC NOTICE/ COMMENTS

Staff provided notice of the proposed amendment to local and state agencies. Notice was also published in the Tri-Cities Herald and on the city's official website. Staff provided notice to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A. All comments received as part of the overall review and adoption process are included within Exhibit 5 (Public Notice and Comments Received). Please be aware that many of the comments/concerns have been previously reviewed,

discussed and decided upon by the Planning Commission as a result of previous meetings and discussions. Those changes are included within this current draft of the LUDR.

SEPA

The proposal is subject to environmental review. On December 9, 2021, the City of Richland issued an Addendum to the Final Supplemental Environmental Impact Statement (FSEIS), that was originally adopted by City Council on July 20, 2010 and issued by the City of Richland on August 23, 2010. The end of the public comment period occurred with no comments on, or appeals of, the Addendum to the Final Supplemental Environmental Impact Statement.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing for the proposed LUDR amendments and forward a recommendation of approval to the City Council based upon the following Findings of Fact and Conclusions of Law:

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed Land Use & Development Regulations amendments to City Council. This recommendation is based upon the Findings of Fact and Conclusions of Law identified in the staff report and subject to the changes and/or modifications as discussed and decided upon by the Planning Commission and relayed to City Staff during this public hearing:

FINDINGS OF FACT

1. NorAm Investments, LLC is proposing various amendments to the Land Use Development Regulations (Exhibit C of Contract 137-10).
2. The purpose of the amendments are to update the Land Use Development Regulations to align with current review processes and to meet and/or match development patterns and/or practices which have been determined to be in the best interest of the community.
3. Notice of the proposed amendment was provided to local and state agencies. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
4. Notice was published in the Tri-Cities Herald, posted at the official posting places and on the city's official website as required for each of the scheduled public hearings.
5. Numerous comments regarding the proposed amendments were received and are included as an attachment to the staff report.
6. The Washington State Department of Commerce received the 60-day Notice of Intent to Adopt Amendment and granted expedited review.
7. On December 9, 2021, the City of Richland issued an Addendum to the Final Supplemental Environmental Impact Statement (FSEIS), that was originally adopted by City Council on July 20, 2010 and issued by the City of Richland on August 23, 2010. The end of the public comment period occurred with no comments on, or

appeals of, the Addendum to the Final Supplemental Environmental Impact Statement.

8. The first public hearing was held on January 26, 2022 with continued public hearings scheduled for February 23, 2022, March 23, 2022, April 27, 2022, May 25, 2022, July 27, 2022, August 24, 2022, September 28, 2022, October 26, 2022, December 14, 2022, January 25, 2023, March 22, 2023, October 18, 2023, January 24, 2024 and August 28, 2024.
9. The public hearing scheduled for January 24, 2024 was cancelled.
10. The August 28, 2024 public hearing was duly advertised as required by local and state law.
11. Planning Commission workshops were held for the Land Use Development Regulations amendments on July 14, 2021, November 10, 2021, November 8, 2023, December 13, 2023 and August 14, 2024.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City of Richland Council.
2. The proposed amendments to the Land Use and Development Regulations are consistent with the goals and policies of the City's Comprehensive Plan.
3. The proposed amendments to the Land Use and Development Regulations are consistent with the Master Agreement between The City of Richland and NorAm Investments, LLC.

EXHIBITS

1. Application Materials
2. Draft LUDR Amendments (August 28, 2024 version)
3. Addendum to FSEIS
4. Department of Commerce Notice
5. Public Notice and Comments Received (All comments received)



Exhibit A

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

Code Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

APPLICANT

☒ Contact Person

Company: AHBL, Inc.

UBI#:

Contact: Nicole Stickney, AICP

Address: 5804 Road 90, Suite H Pasco, WA 99353

Phone: (509) 316-7131

Email: nstickney@ahbl.com

DESCRIPTION OF PROPOSED AMENDMENT

Adoption of a revised Land Use and Development Regulations (LUDR) document which governs the development of the Badger Mountain South master planned development.

APPLICATION MUST INCLUDE:

1. Completed application and filing fee
2. SEPA Checklist (if necessary)
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:

Section(s) of code proposed to be amended (include code citation):

N/A

Summary of requested code amendment(s):

An update to the LUDR document is proposed. The changes are mostly minor in nature (such as change to the placement and height of fences and alterations to signage standards). The LUDR's Regulating Plan for Land Use and Urban Form (Figure 2.B) is updated to reflect small re-configurations to the various districts; mixed-use and housing options are added as permitted uses in the BMS SD-CMU district (effecting the Badger Mountain Station area). Street specs are updated per the City Engineer's request.

Reason(s) for code amendment(s):

N/A

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

The proposed adoption of the revised LUDR is consistent with the City's Comprehensive Plan and also consistent with the Badger Mountain Subarea plan.

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain:

The changes to the LUDR do not impact public health, safety, welfare or protection of the environment, and the LUDR relates to the development of Badger Mountain South which is situated in the Badger Subarea Plan, which was evaluated in a planned-action EIS>

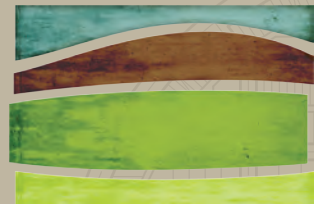
I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW, or I am exempt from the requirements of Chapter 18.27 RCW.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Nicole Stickney

Applicant Signature:  Date April 19, 2021



LAND USE and DEVELOPMENT REGULATIONS

City Of Richland, Washington

Exhibit C to Master Agreement Dated December 7, 2010

Amended Dates: June 19, 2012; April 15, 2014; and March 3, 2015

badger
mountain
SOUTH

TBD, 2023

PROPOSED
AMENDMENTS
SHOWN WITH
REDLINES / ORANGE

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badger mountain SOUTH

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Nicole Stickney, AICP
Kaleb Mapstead
Tyler Duncan
Helen Stanton

CITY OF RICHLAND

~~505 Swift Boulevard~~ 625 Swift Boulevard
Richland, WA 99352

Richland City Council

~~David W. Rose – Mayor
Phillip Lemley - Mayor Pro-Tem
Brad Anderson - Council Member
Terry Christensen – Council Member
Gregory L. Jones – Council Member
Sandra Kent – Council Member
Robert Thompson – Council Member~~

Terry Christensen - Mayor
Theresa Richardson - Councilmember
Jhoanna Jones - Councilmember
Sandra Kent - Councilmember
Sandra Kent - Councilmember
Ryan Lukson - Councilmember
Shane VanDyke - Councilmember
Ryan Whitten - Councilmember
Michael Alvarez - Mayor (Former)

Richland Planning Commission

~~Kent Madsen – Chair
Marianne Boring – Vice Chair
Clifford Clark - Commissioner
James Wise - Commissioner
Kyle Palmer – Commissioner
Amanda Wallner – Commissioner
Debbie Berkowitz - Commissioner~~

Francesca Maier, Chairperson
Phillip Townsend, Commissioner
Heather Nicholson, Commissioner
Jet Richardson, Commissioner
Eric Smith, Commissioner (Former)
Douglas Eadie, Commissioner
Austin Miller, Commissioner
Michael Mealer, Commissioner (Former)

Richland City Staff

~~Cindy Johnson - City Manager
Jon Amudson - Assistant City Manager
Bill King - Deputy City Manager for Community and Development Services
Brian Moore – Planning and Redevelopment Manager
Rick Simon – Development Services Manager
Pete Rogalsky – Public Works Director
Bob Hammond – Energy Services Director
Thomas Huntington - Fire Chief
Chris Skinner - Police Chief
Joseph Schiessel - Parks and Recreation Director
Jay Marlow - Capital Projects Manager~~

Jon Amudson - City Manager
Joseph Schiessel - Deputy City Manager
Kerwin Jensen - Development Services Director
Mike Stevens - Planning Manager
Clint Whitney - Energy Services Director
Pete Rogalsky, PE - Public Works Director
John Bruce - Chief of Police
Tom Huntington - Fire Chief

NOTE: New logo substituted in October 2011
Graphics and layout originally prepared
by Johnson Braund, Inc.

TABLE OF CONTENTS

Section 1: Introduction - How to Use the LUDR 1-1

1.A Intent.....1-2

1.B Purpose1-2

1.C Applicability of the LUDR1-2

1.D Administration1-2

1.E Illustrative Plan of Badger Mountain South.....1-2

1.F Regulating Plan and Districts1-3

1.G Land Uses1-3

1.H BMS Master Agreement Consistency Determination.....1-3

1.I How To Use The Land Use Development Regulations1-4

1.J Submittal Review Process.....1-4

Section 2: Urban Form Districts, Land Uses, and Types 2-1

2.A Introduction2-2

2.B Regulating Plan for Land Use and Urban Form2-2

2.C Land Use Table2-3

2.D Building Type Table.....2-4

2.E Building Type Examples.....2-4

Section 3: Urban Form Standards For Districts 3-1

3.A Introduction - Urban Form Standards For Districts3-2

~~3.B BMS Village Mixed-Use District (BMS-VMU).....3-3~~

3.C BMS Neighborhood Collector District (BMS-NC)3-4 to 3-5

3.D BMS Neighborhood General District (BMS-NG)3-6

3.E BMS Neighborhood Edge District (BMS-NE).....3-7

3.F BMS Civic District (BMS-CIVIC)3-8

Section 4: Special District Standards 4-1

4.A Introduction4-2

4.B Specialty Retail (BMS-SD-SR)4-2

4.C Commercial Mixed-Use (BMS-SD-CMU)4-3

4.D Destination Retail (BMS-SD-DR).....4-3

Section 5: Civic Space Standards 5-1

5.A Civic Space Introduction5-2

5.B Greenway Parks.....5-2

5.C Local Parks.....5-3

5.D Plaza / Town Square5-3

5.E Greenbelts5-4

5.F Public Parks and School Open Space5-4

5.G Trails Introduction5-5

5.H Illustrative Plan for Trail Layout and Trail Types5-5

5.I Trails5-6

Section 6: Street Standards 6-1

6.A Introduction6-2

6.B Regulating Plan for Streets6-2

6.C 4-Lane Arterial Collector Street6-3

6.D 2-Lane Arterial Collector Street6-3

6.E Collector Street.....6-4

6.F 16 ft. Local Street6-4

6.F.1 Alternate - 12 ft. Local Street6-5

6.G Rear Alley6-5

6.H Roundabout.....6-6

Section 7: Block Standards and Project Targets 7-1

7.A Introduction7-2

7.B Block Standards.....7-2

7.C Project Density and Open Space Targets.....7-3

7.D Illustrative Neighborhood Development Plan7-3

update
Section 5
listing

update
Section 6
listing

Section 8: Building Type Standards 8-1

8.A Introduction8-2

8.B Building Types Summary8-2

8.C Common Design Standards8-3

8.D Civic / Community / Institutional Facilities8-4

8.E Neighborhood Goods and Services Building.....8-5

8.F Commercial / Mixed-Use / Liner8-6

8.G Live / Work8-7

8.H Stacked Unit Building.....8-8

8.I Row House.....8-9

8.J Courtyard Housing8-10

8.K Mansion Apartment8-11

8.L Paired House (Duplex)8-12

8.M Cottage Court.....8-13

8.N Single-Family House - Alley Access8-14

8.O Single-Family House - Street Access8-15

8.P Accessory Unit8-16

Section 9: Frontage Type Standards 9-1

9.A Introduction9-2

9.B Storefront9-2

9.C Arcade9-2

9.D Gallery9-2

9.E Forecourt9-3

9.F Greenbelt.....9-3

9.G Porch.....9-3

9.H Stoop9-3

Section 10: Reserved..... 10-1

Section 11: Landscape Standards 11-1

11.A Introduction11-2

11.B Guiding Principles.....11-2

11.C Common Standards Applicable to all Districts.....11-3

11.D Civic and Commercial District Standards.....11-4

11.E Residential Standards11-4

11.F Drought Tolerant and/or Native/Naturalized Plant List.....11-5 to 11-11

11.G Refined Plant List11-12 to 11-15

Section 12: Sustainable Standards 12-1

12.A Introduction12-2

12.B Sustainability Principles12-2

12.C Common Standards.....12-2

~~12.D Non-Residential Standards12-3~~

~~12.E Residential Standards12-3~~

Section 13: Site Improvement Standards 13-1

13.A Fencing.....13-2

13.B Signage13-3 to 13-5

13.C Site Furnishings and Hardscape.....13-6

13.D Common Parking Standards.....13-7

Section 14: Glossary 14-1 to 14-4



**INTRODUCTION
HOW TO USE THE
LUDR**

1

Section 1 introduces the intent, purpose, applicability of the Land Use & Development Regulations (LUDR). The organization, use and submittal procedures are outlined.

1.A	Intent	1-2
1.B	Purpose.....	1-2
1.C	Applicability of the LUDR.....	1-2
1.D	Administration.....	1-2
1.E	Illustrative Plan of Badger Mountain South.....	1-2
1.F	Regulating Plan and Districts.....	1-3
1.G	Land Uses.....	1-3
1.H	BMS Master Agreement Consistency Determination.....	1-3
1.I	How to Use the LUDR.....	1-4
1.J	Submittal Review Process.....	1-4

1.A INTENT

1. Badger Mountain South (BMS), a master-planned community of 1,480 acres is intended to develop with 5,000 homes, businesses and other commercial activities. The Badger Mountain South Land Use Development Regulations (LUDR) are intended to (1) implement the land use elements of the Badger Mountain South Master Agreement approved by the by the City of Richland City Council on December 7, 2010, and (2) realize the goals and objectives which apply specifically to BMS, of the Badger Mountain Subarea Plan, adopted by the City of Richland City Council on September 7, 2010.
2. All parcels within the defined boundaries of Badger Mountain South (BMS) are required to follow these regulations which control site design, quality, and compatibility between buildings. The standards of the LUDR further serve to establish and maintain the design character of BMS by describing urban form, building types and site design which reflect important aspects of the desired quality for the development. Persons proposing development must consult the LUDR standards in preparation of plans for review by the City.
3. The underlying principle to the LUDR is that uses, buildings and streets are interrelated so there is a strong emphasis in the LUDR on the public realm and on the physical form of buildings. This greater emphasis on the physical form of the built environment is intended to produce streets and other public spaces that are varied, safe and attractive, and to encourage the construction of buildings that enhance the character of the neighborhood and business areas. The LUDR is graphic-intense and includes standards for site design and sustainability as well as graphic direction for height, siting, and building elements.
4. A map of the area of Badger Mountain South is shown in the illustration 1.E.
5. This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement and revisions to these requirements require a deviation from the requirement be granted by the City.

1.B PURPOSE

1. The purpose of the LUDR is to:
 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by creating a traditional neighborhood development street grid;
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by establishing a connected open space network.

1.C APPLICABILITY OF THE LUDR

1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to the Badger Mountain South Master Plan Community. As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.

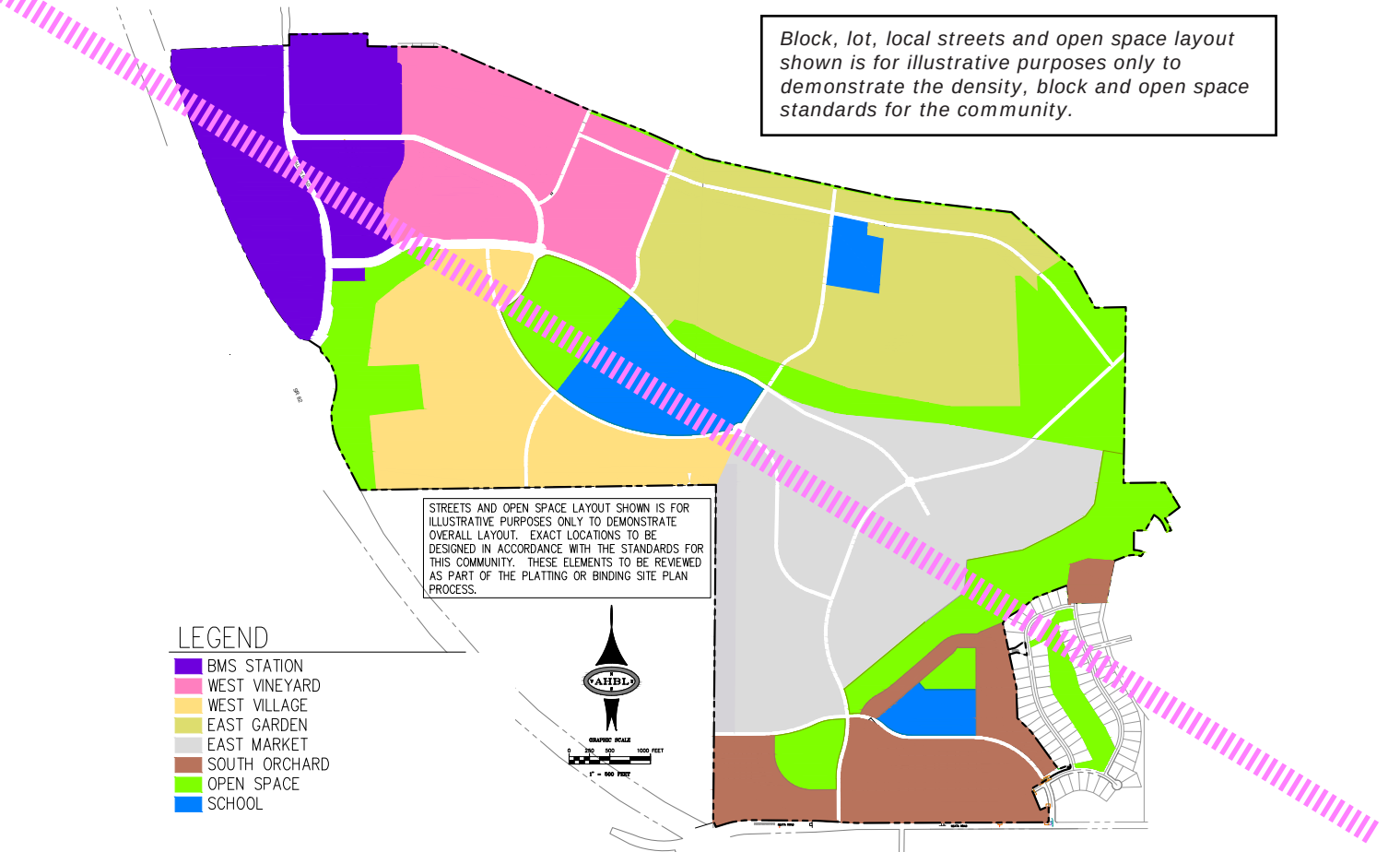
The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
 - b. All references to the RMC refer to the RMC as adopted and in effect on the date the LUDR is adopted by the city.
 - c. For subdivisions and short plats, the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24 shall be followed along with the provisions of LUDR section 1.J. Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 053, as well as RCW 58.17.100 and RCW 58.17.110.
 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.
3. Conditions in Addition to the LUDR.

There may be additional conditions imposed by the Badger Mountain South Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.
4. Conflicts with Other Codes.

Since the City has adopted regulations that are specific to the Badger Mountain South Master Plan Community, if there is a conflict between those specific City regulations applicable

- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. Sensitive Areas Ordinance, RMC, Chapter 22.10
5. State, County, local agency and school district sites and facilities.
- The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
6. Civic Buildings and Facilities.
- It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
7. Terms
- Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



8. Diagrams and illustrations
- Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over graphic metrics.
9. Appeals
- Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section 23.70.1. Responsibility for Administration.
10. Document Intent
- The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

1.A INTENT

1. Badger Mountain South (BMS), a master-planned community of 1,480 acres is intended to develop with 5,000 homes, businesses and other commercial activities. The Badger Mountain South Land Use Development Regulations (LUDR) are intended to (1) implement the land use elements of the Badger Mountain South Master Agreement approved by the by the City of Richland City Council on December 7, 2010, and (2) realize the goals and objectives which apply specifically to BMS, of the Badger Mountain Subarea Plan, adopted by the City of Richland City Council on September 7, 2010.
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4. A map of the area of Badger Mountain South is shown in the illustration 1.E.
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1.B PURPOSE

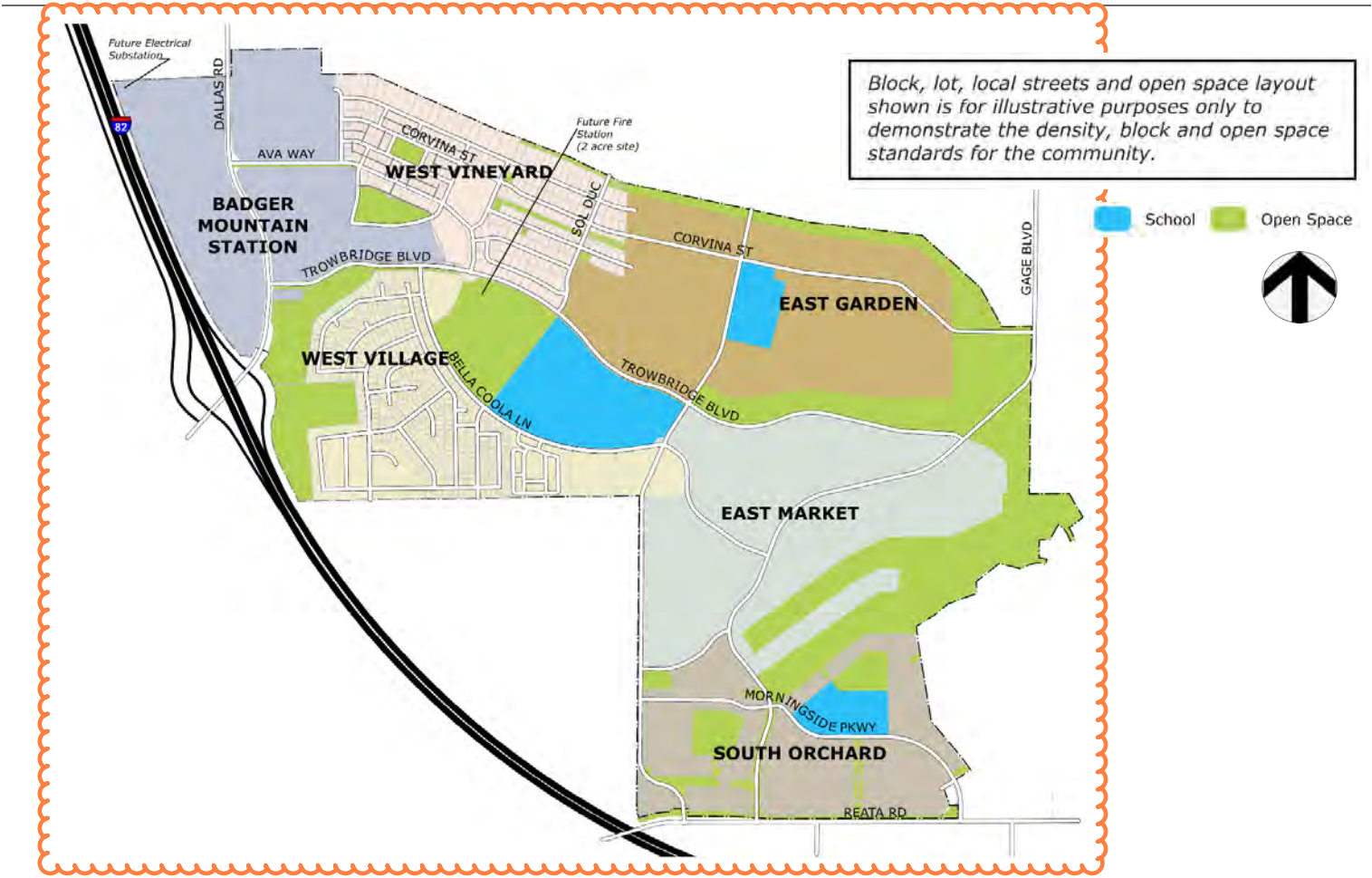
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 - a. Establish neighborhoods with a range of housing types to accommodate a population of diverse ages and incomes;
 - b. Promote health benefits of a walkable, pedestrian environment;
 - c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes;
 - d. Reduce traffic and congestion by ~~creating a traditional neighborhood development street grid;~~
 - e. Improve the character and quality of the built environment;
 - f. Promote building and landscape design that conserve energy, water and other resources;
 - g. Promote lot and block orientation that accommodates passive solar capture; and
 - h. Conserve areas for parks, trails and open spaces by ~~establishing a connected open space network.~~
linking local street networks through subdivisions to provide efficient local circulation and provide additional collector arterial access for major residential areas.

1.C APPLICABILITY OF THE LUDR

1. All proposed development shall comply with all applicable LUDR and other Master Agreement provisions. No development permit or development approval shall be issued or approved by the city unless it complies with the applicable requirements of the LUDR and applicable provisions of the Master Agreement.
2. Relationship to the Richland Municipal Code
 - a. The LUDR, when accompanied with the other Master Agreement conditions, is designed to establish a set of City regulations that are specific to ~~the~~ Badger Mountain South ~~Master Plan Community.~~ As such, these more specific regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses, and site design and development standards, will be used instead of the corresponding regulations for other parts of the City.
The City permit processing procedures set forth in the City Code will still be used (see LUDR Section 1.J), with the addition of the Master Agreement Consistency Determination process of LUDR Section 1.H.
 - b. All references to the RMC refer to the RMC as adopted and in effect on the date the LUDR is adopted by the city.
 - c. For subdivisions and short plats, the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24 shall be followed along with the provisions of LUDR section 1.J. Compliance with the LUDR and Master Agreement substantive standards for subdivision and short plats shall be deemed to meet the approval criteria set forth in RMC 24.13.060 for short plats, and RMC 24.12.050 and 053, as well as RCW 58.17.100 and RCW 58.17.110.
 - d. For multifamily development containing an aggregate of 7 or more dwelling units regardless of the number of structures, commercial buildings and commercial building complexes, all civic buildings, and all development in a Special District, a site plan review is required. The LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC chapter 23.48 shall be followed along with the provisions of LUDR section 1.J.
 - e. For binding site plans the LUDR and Master Agreement substantive requirements, including the environmental mitigation conditions incorporated into the Master Agreement, shall be used for the review criteria, but the process requirements of RMC title 24.14 shall be followed along with the provisions of LUDR section 1.J.
 - f. In some instances minor inconsistencies from the substantive requirements of the LUDR conditions may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. The processing procedures for minor deviations from the LUDR are as set forth in Section 1.H.
3. Conditions in Addition to the LUDR.
~~There may be additional conditions imposed by the Badger Mountain South~~ Home Owners’ Associations or Business Owners’ Associations through Conditions, Covenants, and Restrictions that relate to land use and development activities such as, but not limited to, architectural style, colors, or other building features. These additional conditions are privately enforced and not subject to the LUDR.
4. Conflicts with Other Codes.
Since the City has adopted regulations that are specific to ~~the~~ Badger Mountain South ~~Master Plan Community~~, if there is a conflict between those specific City regulations applicable

- to BMS and other City regulations, the BMS regulations shall control. Provided, however, this general principle shall not apply to the following:
- a. Building Code, RMC Title 21
 - b. Life Safety Code, RMC Title 20
 - c. Electrical Code, RMC Title 14
 - d. Energy Code, Chapter 19.27A of the Revised Code of Washington.
 - e. ~~Sensitive~~ ^{Critical} Areas Ordinance, RMC, Chapter 22.10
5. State, County, local agency and school district sites and facilities.
The requirements of the LUDR shall apply to all sites and facilities in Badger Mountain South of the State of Washington, Benton County, and any school district or other local agency to the maximum extent allowed by law.
 6. Civic Buildings and Facilities.
It is intended that the design quality and sustainability components of Civic buildings and facilities exceed the general standard for residential and commercial buildings within Badger Mountain South as set forth in the Building Type standards section 8.D and Sustainable Standards section 12.D.
 7. Terms
Capitalized terms used throughout the LUDR are defined in Section 14, Glossary. Those terms not defined in Section 14 shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence.

1.E ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH



11. Notification of Changes
When changes are proposed to this LUDR, the City is encouraged to provide notifications to the various homeowners associations upon receipt of an application in order to provide an enhanced notification process.
8. Diagrams and illustrations
Diagrams, photographs and illustrations are an integral part of the LUDR and are used to help explain the guidelines and standards. When in conflict, written text shall take precedence over ~~graphic metrics.~~ ~~graphics.~~
9. Appeals
Any decision or determination made by a city official in the administration or application of the provisions of the LUDR may be appealed in the same manner as provided in RMC Section ~~23.70.1. Responsibility for Administration.~~ ~~23.70.240.~~
10. Document Intent
The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.
Each page of the document is annotated by the amendment date(s).

1.D ADMINISTRATION

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council “Council”, Planning Commission “Commission” and Development Services Manager “Director” also have designated roles related to the implementation of the LUDR and are collectively referred to in the LUDR as the “review authority”.

1.F REGULATING PLAN AND DISTRICTS

1. Districts and Their Purposes
- The area subject to the LUDR shall be divided into the following districts which shall be applied to property within Badger Mountain South as shown on the Regulating Plan for Land Use and Urban Form, 2.B. The Urban Form Standards for Districts, other than Special Districts are included in Section 3. Special District Standards are included in Section 4. All district descriptions below are preceded by the appellation, BMS, which stands for Badger Mountain South.

a. ~~BMS-VMU District. The Village Mixed Use District is where mixed-use and multi-family residential buildings are intended to create a pedestrian-oriented urban fabric. The district provides for a variety of non-residential uses and a mix of housing types at higher intensities and densities. Besides accommodating community-serving buildings, it may also serve the daily convenience shopping and service needs of nearby residents. Building types include Civic/ Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/Mixed-use/Liner, Live/Work, Stacked Units and Row Houses. The landscape style is urban, emphasizing street trees and wide sidewalks.~~

b. BMS-NC District. The Neighborhood Collector District is a residential district located in close proximity to parks, trails and greenbelts primarily along Collector streets and neighborhood entry points. It is intended to permit a variety of housing types at medium intensities and densities, with some opportunities for neighborhood-serving retail, businesses, services and cafes. Allowable building types include Civic/Institutional/Community Buildings, Neighborhood Goods and Services Buildings, Commercial/ Mixed-use/Liner, Live/Work, Stacked Units, Row Houses, Courtyard Housing, Mansion Apartments and Duplexes. The landscape style is appropriate to a neighborhood with street trees and sidewalks, or when adjacent to a greenbelt, a wider landscaped treatment with a portion of the community’s trail system.

c. BMS- NG District. The Neighborhood General District is the primary residential district found in Badger Mountain South. It is intended to permit a variety of housing types at urban intensities and densities. Allowable building types include Civic/Institutional/Community Buildings, Courtyard Housing, Mansion Apartments, all in limited applications, as well as Duplexes, Cottage Courts, Single-Family House, both with alley are limited street access garages and Accessory Units. No house in the BMS-NG District is intended to be farther than three blocks from any park, mini park or other type of open space. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

d. BMS-NE District. The Neighborhood Edge District is the most restrictive residential district in Badger Mountain South. It is intended to allow a variety of low density and low intensity Single-Family Houses and Accessory Units on larger lots. The landscape style is appropriate to a neighborhood with street trees and sidewalks.

e. BMS-CIVIC District. The Civic District is intended to accommodate the open space, parks, trails, schools and other civic and community facilities in Badger Mountain South. With the exception of the school site located in the South Orchard neighborhood, school sites are intended to be held in reserve for a neighborhood school until the school district determines the site is not needed or it is used for the development of a private school. If reserved school sites do not develop as schools, other civic or housing uses will be developed there. Standards for civic facilities are intended to create places that are models of sustainable design and development.

f. BMS-SD-SR District. The Special District - Specialty Retail is intended to be an area for commercial activity that provides an attraction for local, regional and state-wide visitors by accommodating the growing interest in local and regional agricultural products, in particular the state wine industry. It allows wineries and wine making, other retail and commercial, as well as hospitality uses and services. It is intended to develop with an integrated site and amenity design in order to become a community gathering place with its own distinct style.

g. BMS-SD-CMU District. The Special District - Commercial Mixed-Use is intended to develop as a local destination for employment and shopping. It can accommodate campus-style office developments that provide a significant number of jobs. It also is a place for housing in mixed-use or live/ work buildings at higher intensities and densities found in multi-storied urban building types. It is intended to become the most intensive urban place in Badger Mountain South. The CMU District landscape edge is an urban trail that includes wider sidewalks, street trees and other landscaping and provides pedestrian connectivity to the adjacent neighborhoods.

h. BMS-SD-DR District. The Special District - Destination Retail -is applied to properties that lie west of Dallas Road. It is intended to become a notable gateway into the city from Interstate 82 by providing an integrated development concept that can accommodate higher intensity development. Development includes a mix of pedestrian-scale retail, big box retail, restaurant, entertainment, vehicle services and urban housing in live/work or commercial mixed-use structures. The landscape style is urban with street trees, sidewalks and landscape parking areas with internal pedestrian connectivity.
- 1.G LAND USES
1. Allowed Land Uses.

a. A parcel or building in Badger Mountain South shall be occupied by only the land uses identified in Section 2.C. Land Use Table, within the district applied to the site by the Regulating Plan for Land Use and Urban form, Section 2.B. Each land use listed in Section 2.C. is defined in Section 14, Glossary.

b. Any one or more land uses identified in Section 2.C. Land Use Table, as being allowed within a specific district may be established on any parcel in the district subject to the requirements as listed and the permit requirements of the RMC.

2. Unclassified Uses.

A land use that is not listed in Section 2.C. is not allowed, except as otherwise provided in section 1G.3.

3. Similar and compatible uses.

a. The Director may determine that a proposed use not listed in Section 2.C. is allowable in compliance with the RMC procedure for similar use determinations; see RMC 23.08.065.

b. When the Director determines that a proposed, but unclassified, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards of the LUDR and Master Agreement apply.

4. Additional City approval requirements.

a. Any land use identified in 2.C. may require other City permits, licenses, and approvals, including but not limited to a building permit.

b. Allowable land uses for each lot shall be shown on the plat documents.

5. Allowable land uses for each lot shall be shown on the plat documents.
- 1.H BMS MASTER AGREEMENT
CONSISTENCY DETERMINATION
1. In order to assure that all development activity within Badger Mountain South is consistent with the Master Agreement and the LUDR, all City permits and other approvals for any development within Badger Mountain South, including building permits, must include a Master Agreement Consistency Determination (BMS-MACD) issued by the Planning Manager. A level 1 BMS-MACD is required for all development applications, including building permits, except for final plat approval and issuance of a Certificate of Occupancy. A level 2 BMS-MACD is required for final plat approval and issuance of a final Certificate of Occupancy. The level 2 BMS-MACD can be issued by the City, even if bonding of certain improvements is allowed in lieu of immediate construction, or a temporary certificate is issued, subject to completion of punch list items, so long as the BMS-MACD finds that the development will be consistent with the Master Agreement and LUDR conditions upon the satisfactory completion of the bonded improvements in case of a final plat, and the punch list items in case of a Certificate of Occupancy.

2. All builders/developers are strongly encouraged to attend a pre-application meeting with the Badger Mountain South Master Plan Administrator (BMS-MPA). The BMS-MPA is designated by the Badger Mountain South Master Agreement to provide guidance to builders/developers on how to apply the provisions of the LUDR to land use development applications.

3. The purpose of the pre-application meeting is to provide a roadmap through the LUDR provisions that apply to a proposal, identify possible changes to a proposal to meet the BMS intent, receive information on the application submittal and next steps, and to answer any other questions.

4. A pre-application meeting should occur early in the planning phase when a project proposal is defined enough to provide conceptual plans but still flexible to consider recommendations from the BMS-MPA.

5. The purpose of the BMS-MACR is to provide a written recommendation to the City of Richland Development Services Department that the application/submittal is or is not consistent with the terms and conditions of the BMS Master Agreement and compliant with the provisions of the LUDR. Approvals in accordance with the LUDR are an administrative review unless otherwise noted.

6. The BMS-MPA will provide the City and the applicant a BMS-MACR, or if the submittal is found to be inconsistent, will work with the applicant to identify options that meet the LUDR requirements and the applicant’s intent. If the proposal is found to be inconsistent with the LUDR, the BMS-MACR will identify both areas of consistency and areas of inconsistency.

7. In some instances minor inconsistencies from the substantive requirements of the LUDR standards may be acceptable if they meet certain criteria and represent an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the specific requirements. Minor deviations to the LUDR may be approved by the Administrative Official following the City’s minor amendment process under it’s Planned Unit Development Code (RMC 23.50.070).

8. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. A Level 2 BMS-MACR ensures that the final submittal meets the Master Agreement and LUDR requirements. A Level 2 BMS-MACR will be provided to the City of Richland Development Services Department to be evaluated along with the applicant’s other RMC required submittals.
- Issue Date: 12-07-10
Amended Date: 03-03-15

Badger Mountain South: A Walkable and Sustainable Community, Richland, WA

1-3

1.1 HOW TO USE THE LAND USE AND DEVELOPMENT REGULATIONS

1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the code provision contained here.
2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Plan for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

1.J SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	Submit Preliminary Plat application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Preliminary Plat Process.	Submit Final Plat application to City; City forwards a copy to MPA for Level 2 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant and City.	Follow City Final Plat Process.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.13 requirements.	Submit Short Subdivision application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Short Subdivision Process.			
Binding Site Plan (Refer to Section 1.C.2.e)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	Submit Binding Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	Site Plan application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	Submit Building Permit application to City; City forwards a copy to MPA for Level 1 BMS-MACR.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant and City.	Follow City Building Permit application process.	Level 2 BMS-MACR issued prior to issuance of a Certificate of Occupancy.		

PROPOSED AMENDMENTS ARE SHOWN:

1.1 HOW TO USE THE LAND USE AND DEVELOPMENT REGULATIONS

1. The LUDR provides guidance for anyone wanting to develop or build within the Badger Mountain South community. Although complementary to the Richland Municipal Code (RMC), it is organized differently than the RMC. This section of the LUDR explains how to use the code provision contained here.
2. No matter what type of development is proposed, always start with Section 2, Urban Form Districts, Land Uses and Building Types. In Section 2.B, the Regulating Plan for Land Use and Urban Form, is the regulating map of Districts that govern the types of buildings that can be built and the types of uses that can be established.
3. Section 2.C, the Land Use Table, shows broad categories of uses that are allowed in each of the districts. Definitions of each use listed with typical examples are included in Section 14, Glossary.
4. Section 2.D, Building Types Table, lists 12 types of buildings that may be constructed and in which district each Building Type is permitted. Photographs of each Building Type are provided in Section 2.E as illustrative examples.
5. The remainder of the LUDR, Sections 3 through 13, identifies standards that apply to development activity including plats, subdivisions, site plans and building. Not all subsequent sections apply to every type of development activity.

LIST OF ACRONYMS

LUDR	Land Use Development Regulations
MPA	Master Plan Administrator
RMC	Richland Municipal Code
MACR	Master Agreement Consistency Recommendation
MACD	Master Agreement Consistency Determination
MPA	Master Plan Administrator

1.2 SUBMITTAL REVIEW PROCESS

Submittal Review Process							
Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8
Plat or Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Preliminary Plat application using LUDR and Master Agreement standards and RMC Chapter 24.12 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Preliminary Plat application and Level 1 BMS-MACR to City.	Follow City Preliminary Plat Process.	MPA reviews Final Plat application for consistency with Master Agreement and LUDR; Level 2 BMS-MACR issued to applicant.	Submit Final Plat application and Level 2 BMS-MACR to City.	Follow City Final Plat Process. City issues Level 2 BMS-MACD.
Short Subdivision (Refer to Section 1.C.2.c)							
Pre-application meeting with MPA to discuss use and application of the LUDR and Master Agreement.	Prepare Short Subdivision application using LUDR and Master Agreement standards and RMC Chapter 24.13 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Short Subdivision application and Level 1 BMS-MACR to City.	Follow City Short Subdivision Process.			
Binding Site Plan (Refer to Section 1.C.2.e)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Binding Site Plan application using LUDR and Master Agreement standards and RMC Chapter 24.14 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Binding Site Plan application and Level 1 BMS-MACR to City.	Follow City Binding Site Plan Process.			
Site Plan Review (Refer to Section 1.C.2.d)							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Site Plan application using LUDR and Master Agreement standards and RMC Chapter 23.48 requirements.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Site Plan application and Level 1 BMS-MACR to City.	Follow City Site Plan Review process.			
Building Permit							
Pre-application meeting with MPA to discuss use and compliance with LUDR and Master Agreement.	Prepare Building Permit Application using LUDR and Master Agreement standards.	MPA reviews application for consistency with Master Agreement and LUDR; Level 1 BMS-MACR issued to applicant.	Submit Building Permit application and Level 1 BMS-MACR to City.	Follow City Building Permit application process.	City issues Level 1 BMS-MACD and building permit to applicant.	Level 2 BMS-MACR issued to applicant and city prior to issuance of a Certificate of Occupancy.	City issues Level 2 BMS-MACD and Certificate of Occupancy to applicant.



**URBAN FORM
DISTRICTS,
LAND USES AND
BUILDING TYPES**

2

Section 2 identifies the Urban Form Districts, allowed Land Uses, and associated Building Types for all properties within the Badger Mountain South community.

2.A Introduction.....2-2
2.B Regulating Plan For Land Use and Urban Form.....2-2
2.C Land Use Table.....2-3
2.D Building Type Table.....2-4
2.E Building Type Examples.....2-4

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

BMS-VMU: VILLAGE MIXED-USE (3.B)

The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.

BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)

The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.

BMS-NG: NEIGHBORHOOD GENERAL (3.D)

The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

BMS-NE: NEIGHBORHOOD EDGE (3.E)

The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.

BMS-CIVIC (3.F)

The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.

SPECIAL DESIGNATION “-P” OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

BMS-SD-SR: SPECIALTY RETAIL (4.B)

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

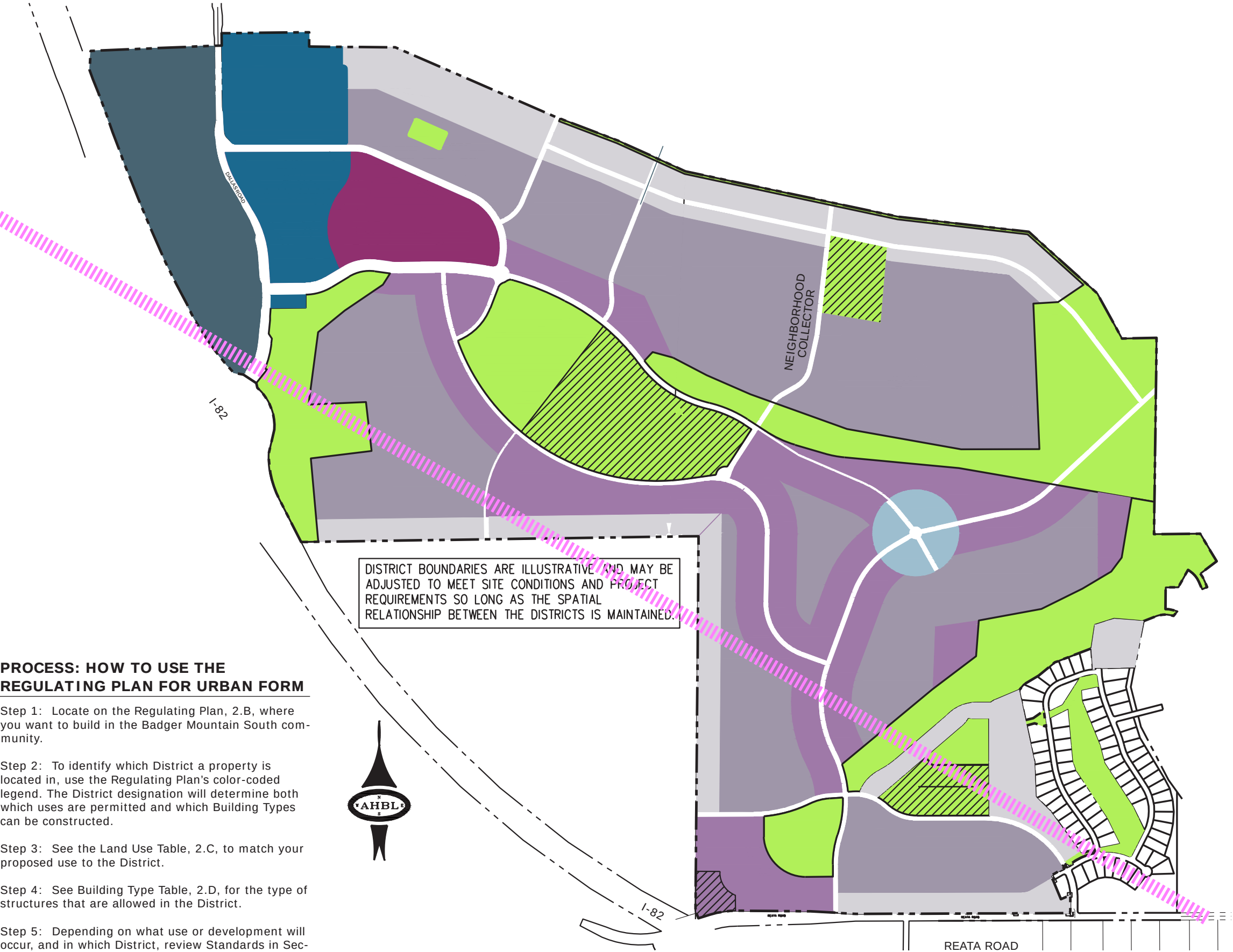
BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

BMS-SD-DR: DESTINATION RETAIL (4.D)

The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



PROCESS: HOW TO USE THE
REGULATING PLAN FOR URBAN FORM

Step 1: Locate on the Regulating Plan, 2.B, where you want to build in the Badger Mountain South community.

Step 2: To identify which District a property is located in, use the Regulating Plan's color-coded legend. The District designation will determine both which uses are permitted and which Building Types can be constructed.

Step 3: See the Land Use Table, 2.C, to match your proposed use to the District.

Step 4: See Building Type Table, 2.D, for the type of structures that are allowed in the District.

Step 5: Depending on what use or development will occur, and in which District, review Standards in Sections 3 – 13 for applicability.

2.A INTRODUCTION

In order to achieve the intent of the LUDR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

~~BMS-VMU: VILLAGE MIXED-USE (3.B)~~
~~The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.~~

~~BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)~~
~~The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.~~

~~BMS-NG: NEIGHBORHOOD GENERAL (3.D)~~
~~The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.~~

~~BMS-NE: NEIGHBORHOOD EDGE (3.E)~~
~~The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.~~

~~BMS-CIVIC (3.F)~~
~~The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 5.B for detail.~~

~~SPECIAL DESIGNATION “-P” OVERLAY DISTRICT~~

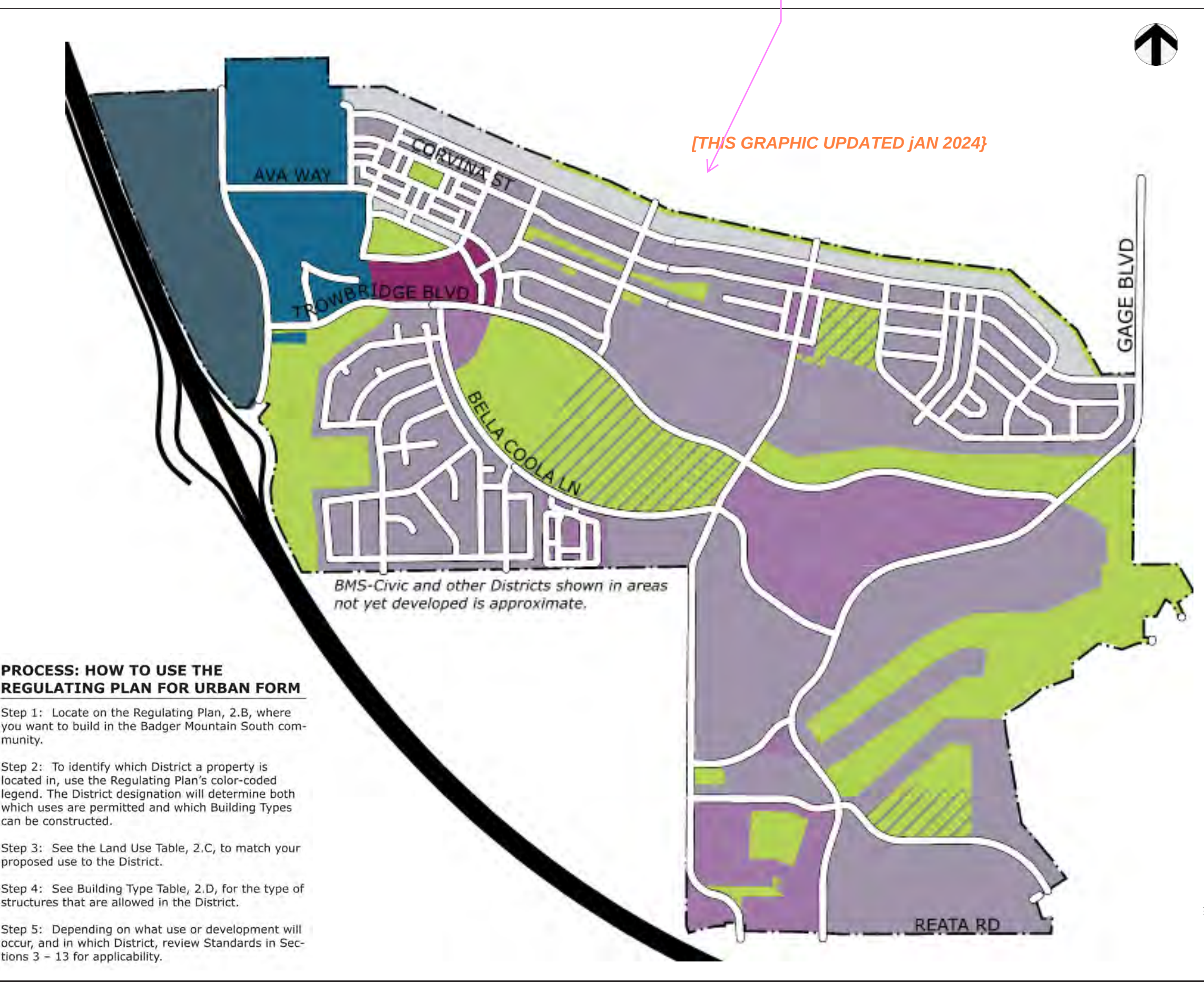
SPECIAL DISTRICT LEGEND

~~BMS-SD-SR: SPECIALTY RETAIL (4.B)~~
~~The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.~~

~~BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)~~
~~The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.~~

~~BMS-SD-DR: DESTINATION RETAIL (4.D)~~
~~The Destination Retail Special District contains large scale retail uses serving the entire region.~~

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM



LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P		P	P	-	P-29	P	-	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	P-6	P-6
	Assisted Living/Nursing Home	P-7	P		-	-	-	P-29	-	P	-
	Accessory Unit	-	P-8		P-8	P-8	-	P-29	P	-	-
	Adult Family Home	-	-		P	P	-	P-29	-	-	-
Retail	Neighborhood Retail	P	P		-	-	-	P-29	P	P	P
	General Retail	P	P		-	-	-	P-29	P	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Services	P	P		-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments	P	P-14		-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-29	-	P-15	P-15
	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18	P-18
	Storage	-		P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging	P	-		-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Office	P	P		-	-	-	P-29	P	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P	P
Civic	Public Facilities	P	-		P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	-		P	-	P	P-29	P	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P		P	P	P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32	P-32
	Parking lots	P	P		-	-	P-23	P-29	P	P	P
	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

- Multi-family housing includes the following Building Types – Live/Work; Commercial/Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.
 - Alley-access, Single-family Building Type is permitted.
- Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.
- Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.
- Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units
- Unused
- Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building.
- Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets.
- One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.
- Unused
- When one part of a larger office-retail development.
- When food or winery-related.
- Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.

- When totally enclosed within a building or in a Liner Building Type.
- For areas other than those across the street from the BMS-VMU District: Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.
- When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.
- When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.
- Within the East Market BMS-VMU District when located on an Arterial Collector Street; may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.
- In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/ or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.
- A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).

- Maximum lot size of 6 acres.
- Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.
- Vineyards are considered landscape materials in residential Districts when planted by the homeowner for personal use.
- Vineyards including wine making facilities, enclosed storage and related production.
- Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62.
- Must meet additional requirements of RMC 23.42.047 and any unique master site plan.
- Subject to standards found in RMC 5.14.
- When ancillary and seasonal to primary retail.
- BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.
- Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.
- Unused
- When accessory to an adjacent use and subject to Section 11.C standards.
- When co-developed with another facility.

LAND USES ALLOWED BY DISTRICT											
Land Use Types	<i>P= Permitted by right P+Number = see Land Use Notes Table Notes</i>	BMS-VMU	BMS-NC	-P	BMS-NG	BMS-NE	BMS-CIVIC	-P	BMS SD-SR	BMS SD-CMU	BMS SD-DR
Residential	Single-family	-	P		P	P	-	P-29	P	-	-
	Multi-family	P-1	P-2, 3		P-3	-	-	P-29	P-4	P-4	P-4
	Senior Housing	P-5	P		-	-	-	P-29	-	P-6	P-6 P
	Assisted Living/Nursing Home	P-7	P		-	-	-	P-29	-	P	-
	Accessory Unit (i.e. Accessory Dwelling Unit)	-	P-8		P-8	P-8	-	P-29	P	-	-
	Adult Family Home	-	-		P	P	-	P-29	-	-	-
ADD ROW: Accessory Structure (i.e. detached garage, shop)			P		P	P					
Retail	Neighborhood Retail	P	P		-	-	-	P-29	P	P	P
	General Retail	P	P		-	-	-	P-29	P	P	P
	Large Scale Retail	-	-		-	-	-	P-29	P-11	P-10	P
	Parking Structures	P-13	-		-	-	-	P-29	P	P	P
Services	Neighborhood Personal Services	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Services	P	P		-	-	-	P-29	P-11	P	P
	Eating and Drinking Establishments	P	P-14		-	-	-	P-29	P	P	P
	Child Care	P-15	P-15/P-16		P-16	P-16	-	P-29	-	P-15	P-15
	Vehicular Services	P-17	-		-	-	-	P-29	-	P-18	P-18
	Storage		-	P-19	P-19	-	-	P-29	-	P-13	P-13
	Hospitality/Lodging		-		-	P-20	-	P-29	P	P	P
Office	Neighborhood Office	P	P/P-12		P-12	P-12	-	P-29	P	P	P
	General Office	P	P		-	-	-	P-29	P	P	P
	Accessory Office	P	-		-	-	-	P-29	P	P	P
Civic	Public Facilities	P	-		P-30	-	P	P-29	P	P	P
	Recreation and Cultural Facilities, Public and Private	P	-		P	-	P	P-29	P	P	P
	Place of Worship	P	P-21		P	-	P-33	P-29	-	-	-
	Solar Panels or Arrays	P	P		P	P	P-22	P-29	P	P	P
Other	Vineyards and Other Agricultural Uses	-	-		-	P-23	P	P-29	P-24	-	-
	Telecommunications Facilities	P-25	-		-	-	P-32	P-29	-	P-32	P-32
	Parking lots	P	P		-	-	P-33	P-29	P	P	P
	Drive-through Window Service	P-26	P/P-26		-	-	-	P-29	P-26	P-26	P-26
	Vending Carts	P-27	-		-	-	-	P-29	P-27	P-27	P-27
	Temporary Uses	P-28	-		-	-	-	P-29	P-28	P-28	P-28
	Special Events	P	-		-	-	P	P-29	P	P	P
	Gambling Premises	-	-		-	-	-	P-29	-	-	P

2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as “P”, permitted by right, or “P-Number” which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City’s Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply, pursuant to

 Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

2.C.1 LAND USE TABLE NOTES

- Unused

1. Multi family housing includes the following Building Types – Live/Work; Commercial/Mixed-Use/Liner over commercial or office; Stacked Units; Row Houses.
a. Alley access, Single family Building Type is permitted.

2. Multi-family housing includes the following Building Types – Duplex; Mansion Apartment; Courtyard Housing; Row House; Live/Work; Commercial/Mixed-Use/Liner and Stacked Units.

3. Multi-family housing includes: Duplex - up to two per Block face, Courtyard Housing, and Mansion Apartments limited to block ends across from open space.

4. Multi-family housing includes the following Building Types – Live/work; Row house; Commercial/Mixed-use/Liner over commercial and Stacked Units

5. Unused

6. Senior Housing permitted above ground floor commercial or office, or when constructed in a multi-story building. Unused

7. Assisted Living/Nursing Homes permitted on corner lots at intersection of two Arterial Collector Streets. Unused

8. One Accessory Unit, not to exceed 600 sq. ft., per lot is permitted either within the principal structure or an accessory structure. Other provisions of RMC 23.42.020 apply.

9. Unused

10. When one part of a larger office-retail development.

11. When food or winery-related.

12. Permitted when operated as a Home Occupation without any occupational vehicles associated with the Home Occupation, and as otherwise defined and regulated in RMC 23.42.090.

Unused

13. When totally enclosed within a building or in a Liner Building Type.

14. For areas other than those across the street from the BMS-VMU District. Eating establishments located in buildings on a corner lot of two Collector Streets, or within a larger building as an ancillary use; not more than one per block; May seat 20 and fewer patrons, not operate between 11 p.m. and 6 a.m., and not sell alcoholic beverages.

15. When licensed as a Child Care Center and meets RMC 23.42.080(A-D, F) requirements. In the BMS-NC District, must be located on corner lots.

16. When licensed for Family Home Child Care only and meets other requirements of RMC .23.42.080 (A-D, F) requirements.

17. Within the East Market BMS-VMU District when located on an Arterial Collector Street, may include a convenience store as an incidental use. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.

18. Subject to standards for Neighborhood Goods and Services Building Type, otherwise meet RMC 23.42.270 or 23.42.280 requirements.

19. In the BMS-NG District only one neighborhood storage area up to 1 acre in size for boats, vehicles and/or recreational vehicles shall be permitted within each of the five residential neighborhoods; no storage of junk, materials or other items permitted. Subject to landscape screening standards found in Sec.11.C.8 and fencing standards found in Section 13.A.3. Storage area larger than 1 acre in size for boats, vehicles and/ or recreational vehicles permitted in BMS-NC-P Overlay District subject to standards in Sec. 3.C.

20. A Bed and Breakfast facility providing a maximum of four rental rooms and subject to the provisions of RMC 23.42.045 (A)-(D).

connection with uses

21. Maximum lot size of 6 acres.

22. Solar panels, or arrays, which serve individual residences or buildings, are permitted accessory uses in all zones. A grouping of multiple solar panels to serve multiple users may be placed within the BMS-Civic Districts, subject to Administrative review that: the size and dimension of the site is adequate; they do not interfere with planned or sited public amenities; and any identified impacts to adjacent properties have been adequately mitigated.

23. Vineyards are considered landscape materials in Residential Districts when planted by the homeowner for personal use.

24. Vineyards including wine making facilities, enclosed storage and related production.

25. Micro facilities and Macro facilities permitted as defined and regulated in RMC 23.62. Unused

26. Must meet additional requirements of RMC 23.42.047 and any unique master site plan.

27. Subject to standards found in RMC 5.14.

28. When ancillary and seasonal to primary retail.

29. BMS-Civic-P Overlay District: Use restricted to school site until such time as restrictions on land use set forth in the BMS-Master Agreement are removed. At that time, all of the uses that are marked with the P-29 footnote are permitted, subject to any further conditions imposed by other applicable footnotes.

30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

31. Unused

32. When accessory to an adjacent use and subject to Section 11.C standards.

33. When co-developed with another facility.
- Issue Date: 12-07-10
- Amended Date: 06-19-12, 04-15-14, 03-03-15
- Badger Mountain South: A Walkable and Sustainable Community, Richland, WA
- 2-3

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the Standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections 11-13.

X = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

2.E BUILDING TYPE EXAMPLES

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
1. Civic/Community/Institutional Facilities (8.D)	X	X	X		X	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts.		
2. Neighborhood Goods & Services Buildings (8.E)	X	X						
3. Commercial / Mixed-Use / Liner (8.F)	X	X						
4. Live/Work Building (8.G)	X	X						
5. Stacked Unit Building (Apartment) (8.H)	X	X						
6. Row House (8.I)	X	X						
7. Courtyard Housing (8.J)		X	X		-P			
8. Mansion Apartment (3 - 6 Plex) (8.K)		X	X		-P			
9. Paired House (Duplex) (8.L)		X	X		-P			
10. Cottage Court (8.M)		X	X		-P			
11A. Single Family House - Alley Access Garage (8.N)		X	X	X	-P			
11B. Single Family House - Street Access Garage (8.O)		X	X	X	-P			
12. Accessory Unit (8.P)		X	X	X	-P			



1. Civic/Community/Institutional



2. Neighborhood Goods & Services



3. Commercial / Mixed-Use / Liner



4. Live/Work Building



5. Stacked Unit Building (Apartment)



6. Row House



7. Courtyard Housing



8. Mansion Apartment



9. Paired House (Duplex)



10. Cottage Court



11. Single Family House



12. Accessory Unit

2.D BUILDING TYPE TABLE

Each District in Badger Mountain South regulates what can happen on the land by how it is to be used and also by Building Types. The table to the right shows which Building Types are allowed in each District and offers illustrative examples of the Building Types in 2.E below.

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here. The Special Districts included in Section 4 are regulated by use and intent rather than by Building Type.

Other than Special Districts, each Building Type must meet the standards for the District it is located in as described in Section 3, Urban Form Standards by District, as well as the standards as described in Section 8, Building Type Standards.

Process: What do you want to build and how can it be built?

Step 1: Use the Building Type Table, 2.D, to identify the types of buildings that are allowed to be built in each District. The color-coded legend refers to the Districts as identified in 2.B Regulating Plan for Land Use and Urban Form.

Step 2: The Building Type examples in 2.E below illustrate one style of the possible Building Types allowed.

Step 3: See Urban Form Standards by District, Section 3, for standards that apply to all buildings except those in the SD Special Districts. See Section 4 for Special District Standards.

Step 4: See Building Type Standards, Section 8, for standards that apply to particular types of buildings.

Step 5: See additional Standards for Landscaping, Sustainability and Site Improvements, Sections ~~11-13.~~ **11 through 13.**

A ~~X~~ = Allowed Building Type
-P = Allowed Building Type only in -P Overlay District, if Land Use conditions are met.

2.E BUILDING TYPE EXAMPLES



Civic/Community/Institutional (8D)



Neighborhood Goods & Services (8E)



Commercial / Mixed-Use / Liner (8F)



Live/Work Building (8G)



Stacked Unit Building (Apartment) (8H)



Row House (8I)



Courtyard Housing (8J)



Mansion Apartment (8K)



Paired House (Duplex) (8L)



Cottage Court (8M)



Single Family House (8N/O)



Accessory Unit (8P)

	BUILDING TYPES ALLOWED BY DISTRICT							
	BMS-VMU	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS SD-SR	BMS SD-CMU	BMS SD-DR
BUILDING TYPE								
Civic/Community/Institutional Facilities (8.D)	A	A	A		A	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts. Commercial Districts and Projects		
Neighborhood Goods & Services Buildings (8.E)	A	A						
Commercial / Mixed-Use / Liner (8.F)								
Live/Work Building (8.G)								
Stacked Unit Building (Apartment) (8.H)								
Row House (8.I)								
Courtyard Housing (8.J)		A	A		-P			
Mansion Apartment (3 - 6 Plex) (8.K)								
Paired House (Duplex) (8.L)								
Cottage Court (8.M)								
Single Family House - Alley Access Garage (8.N) (8.N or 8.O) and Accessory Units (8.P)		A	A	A	-P			

Note: In the Table We want to use "A" for allowed (which is more intuitive) instead of "X"
We have replaced numbered items with cross references to Section 8 of this document



**URBAN FORM
STANDARDS FOR
DISTRICTS
OTHER THAN SPECIAL DISTRICTS**

3

Section 3 identifies the Urban Form Standards for Districts within the Badger Mountain South community other than Special Districts. **(which are included in Section 4)**

3.A Introduction - Urban Form Standards for Districts.....3-2

~~3.B BMS Village Mixed Use District (BMS-VMU).....3-3~~

~~3.C BMS Neighborhood Collector District (BMS-NC).....3-4 to 3-5~~

3.D BMS Neighborhood General District (BMS-NG).....3-6

3.E BMS Neighborhood Edge District (BMS-NE).....3-7

3.F BMS Civic District (BMS-CIVIC).....3-8

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:

3.A INTRODUCTION - URBAN FORM STANDARDS FOR DISTRICTS

The Urban Form Standards for Districts section identifies the District development standards for five of the Districts in Badger Mountain South. Not included here are the standards for the three Special Districts which are found in Section 4.

The Urban Form Standards for Districts are established to provide the Badger Mountain South community with distinctive neighborhoods as reflected by the physical form of the built environment. They are differentiated by type of buildings permitted, building height, intensity and use. As such, these standards “set the table” in each District for the buildings to be constructed there.

The Urban Form Standards for Districts are used in addition to the Building Type Standards found in Section 8. Since the District standards found here are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

The Urban Form Standards for Districts section identifies specific descriptions for each of the following:

- 1. District Intent
- 2. Building Placement
- 3. Building Profile and Type
 - a. Building Height
 - b. Allowed Building Types
 - c. Allowed Frontage Types
- 4. Parking

Exceptions
In some cases, it may be necessary to relax specific standards for residential development, including but not limited to setbacks and build-to lines, to address unusual site characteristics such as topography, non-rectangular lots, or lots fronting cul-de-sacs. Such deviations may be considered during the platting process; notes shall be included on the face of the recorded plat which will supersede the LUDR for the specified standard only.

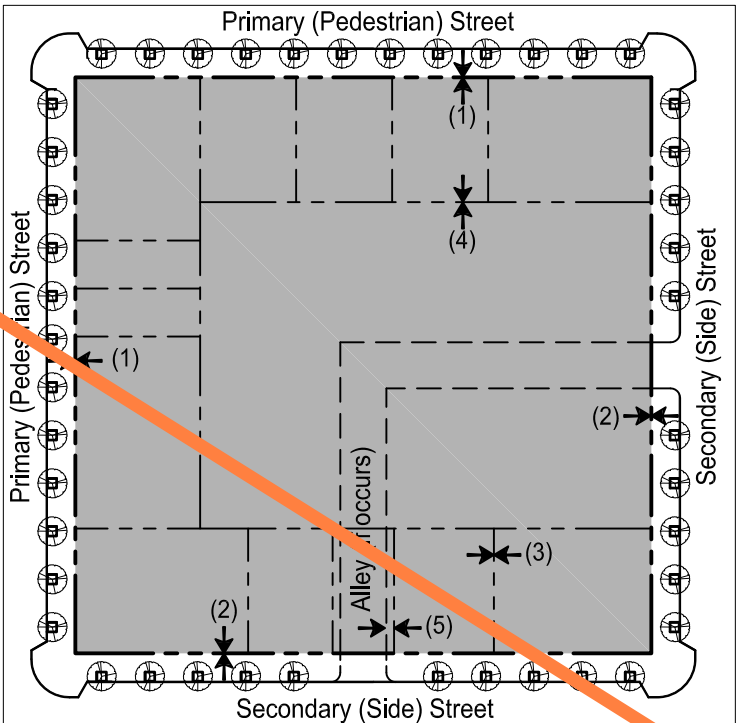
URBAN FORM DISTRICT SUMMARY				
BMS-VMU (3.B)	(3.C.A and 3.C.B) BMS-NC (3.C)	BMS-NG (3.D)	BMS-NE (3.E)	BMS-CIVIC (3.F)
There is a Village Mixed-Use District in Badger Mountain South. It is designed to contain a variety of Neighborhood Commercial uses, and residential uses in Mixed-Use, Live/Work, Stacked Units and Row House building.	The Neighborhood Collector District is designed to permit a variety of housing options and neighborhood-scale commercial Mixed-Uses.	The Neighborhood General District allows primarily Single-family detached homes in a variety of configurations. Also permitted are smaller-scaled Multi-family Building Types.	The Neighborhood Edge District permits detached Single-family residences and related uses that are compatible and common to Single-family houses.	The Civic Districts are the areas where schools, parks, trails, open space and other public and community facilities are located.
				



Illustrative Photo: Mixed-Use Streetscape

1. VILLAGE MIXED-USE DISTRICT / COMMERCIAL AND MULTI-FAMILY ONLY INTENT

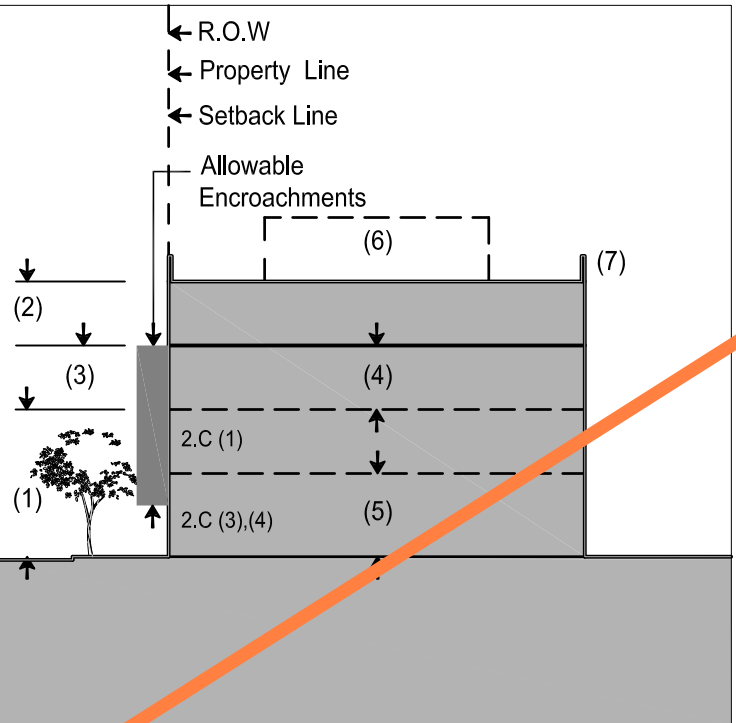
The Village Mixed-Use District is located in the Badger Mountain South community located along the primary Arterial Collector Streets running east-west and north-south. The intent of this District is to create an active, economically vital, pedestrian-oriented environment where people can shop, work, play and live. Urban Building Types line the blocks providing a variety of ground floor retail, commercial, office uses and upper levels of Multi-family housing, as well as Live/Work, Stacked Units and Row House housing options.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

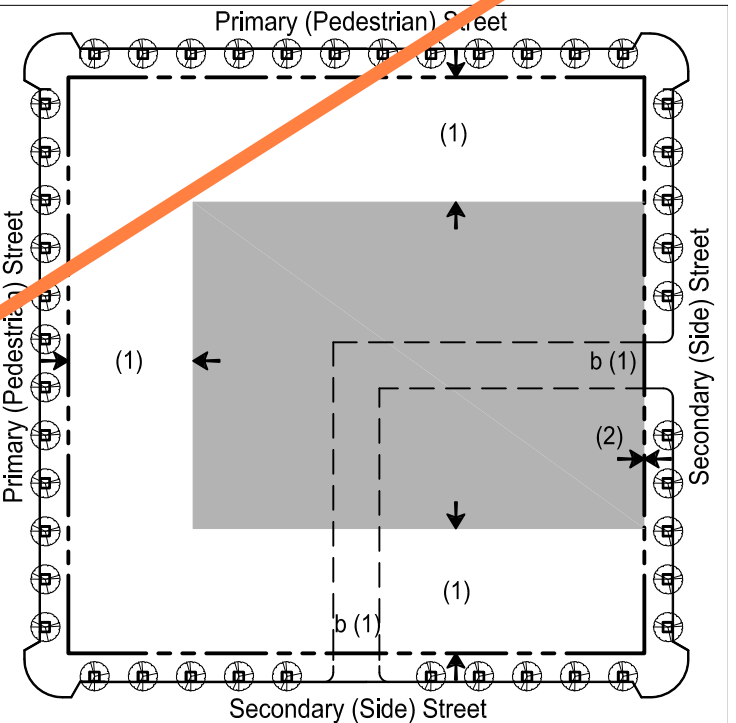
- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line: 0 ft.
 - (2) Side Street Setback: 0 ft.
 - (3) Side Yard Setback: 0 ft.
 - (4) Rear Setback: 0 ft.
 - (5) Alley Setback (if provided): 4 ft. *
- * Alley setback shall be measured from edge of Alley easement.
- b. **Percentage of Building Facade at Build-to-Line**
- (1) Doors along the building facade are allowed to be recessed in alcoves and are not included in percentage calculation.
 - (2) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for Build-to-Line percentage calculations.
 - (3) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. **Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Minimum Height: 24' as measured by RMC
 - (2) Maximum Height: 50' as measured by RMC
 - (3) The maximum height shall be reduced to 3 Stories in the following conditions:
 - i. Buildings adjacent to outdoor Civic Spaces, such as Plaza, where solar access would be reduced.
 - (4) If ground floor commercial space is provided, the ground floor ceiling shall be a minimum of 12 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
 - (5) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed.
 - (6) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. **Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- (1) Civic/Community/Institutional Facilities (8.D)
 - (2) Neighborhood Goods and Services Building (8.E)
 - (3) Commercial / Mixed-Use / Liner (8.F)
 - (4) Live / Work Building (8.G)
 - (5) Stacked Unit Building (on Secondary Streets only) (8.H)
 - (6) Row House (on Secondary streets only) (8.I)
- c. **Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (Residential only) (9.G)
 - (6) Stoop (Residential only) (9.H)
 - (7) Greenbelt (9.F)



Parking Placement Diagram (Plan View)

4. PARKING

- a. **Parking Placement**
- On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) On-site parking shall be placed behind the building and screened from view from the Primary (Pedestrian) Streets. Parking lots may only be open (i.e. not behind a building) on one Secondary Street frontage.
 - (2) Surface parking shall be screened from Secondary (Side) Streets by landscaping per 11.C.7.c. or by fencing with landscaping. See section 13.A.2 for fencing standards.
- b. **Parking Access**
- (1) Primary (Pedestrian) Streets shall be uninterrupted by vehicles to the maximum extent possible. Parking shall be accessed only from Secondary Streets or from Alleys accessed from Secondary Streets.
- c. **Minimum Parking Quantity Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of building area
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area
 - ii. ≥ 2,500 SF = 1 space per 1,000 SF of bldg. area
 - (3) Residential Parking Requirements:
 - i. 1 space per unit
 - ii. 1 space per 2 units is required for Affordable or Senior Housing units.
 - (4) On-street parking can be used in parking calculation using criteria outlined in RMC 23.54.
- d. **Miscellaneous**
- (1) See Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



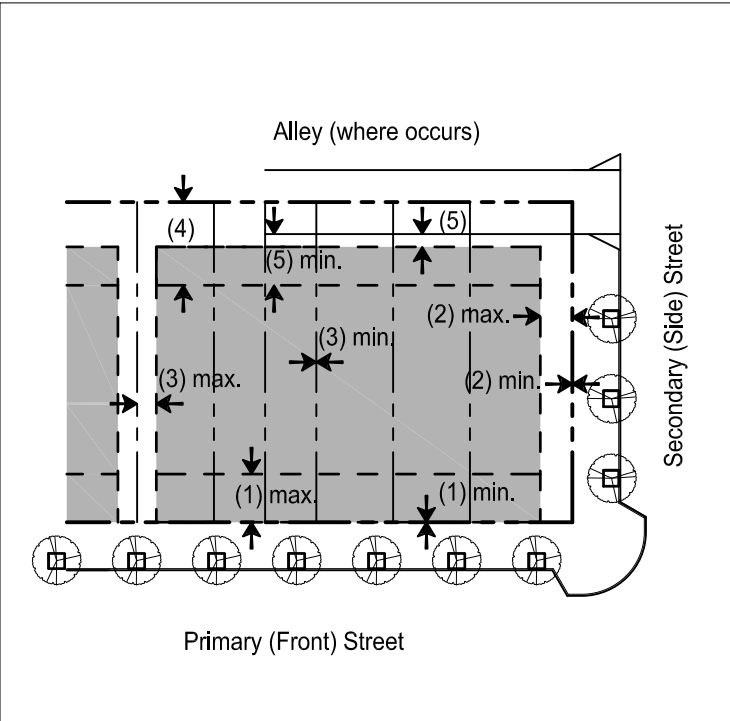
Illustrative Photo: Neighborhood Mixed-Use and Live/Work Units

1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

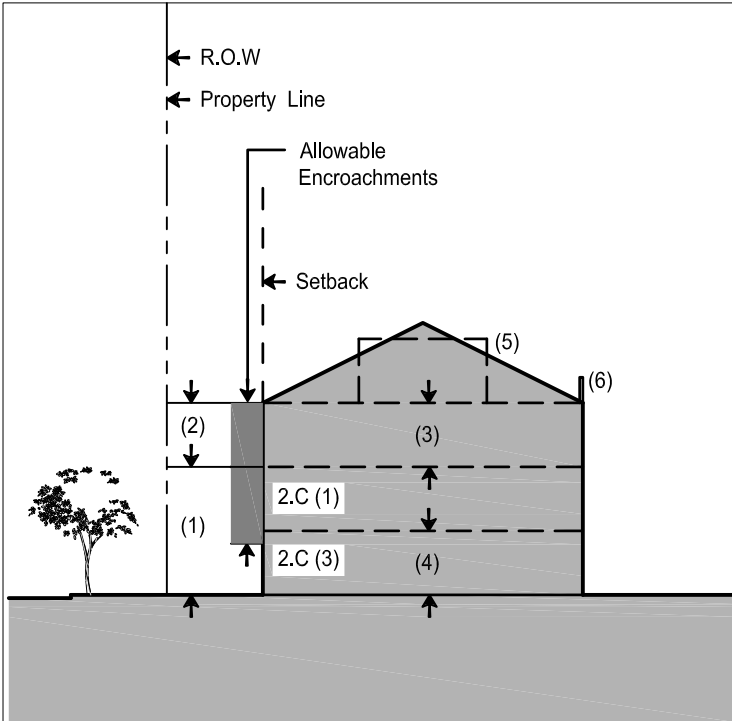
Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

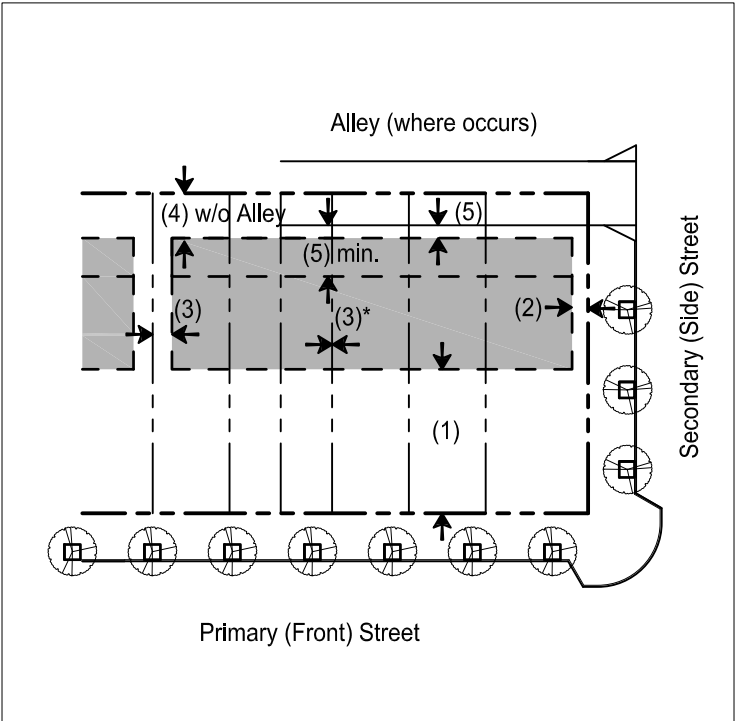
- a. **Setbacks** (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram. Parking garages shall be placed per item 4a. Parking Placement.
- (1) Front Build-to-Line: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (2) Side Street Setback: i. Ground floor commercial: 0 ft. ii. Ground floor residential: 10 ft.
 - (3) Side Yard Setback: 0 ft. min.
 - (4) Rear Setback (w/o Alley): 15 ft. min.
 - (5) Alley Setback: 4 ft. OR 16 ft. min.*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. **Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: 60% min.
 - (2) Secondary Street or Civic Space: 60% min.
 - (3) Doors along the building facade are allowed to be recessed in alcoves.
 - (4) The face of structure supporting the allowed Frontage Type, shall be considered as the building facade for build to line percentage calculations.
 - (5) Corner conditions as described in 8.C.5 are excluded from the percentage BTL requirement.
- c. **Encroachments**
Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (ROW): awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
 - (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
 - (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
 - (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. Requester of encroachment to demonstrate how the requirements of RMC 5.14.050 to the Administrative Official. No hearing shall be required as part of this application.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: 35 ft. as ~~defined in~~ ^{measured} RMC.
 - (2) If ground floor commercial space is provided, the ground floor ceiling shall be a min. of 10 ft. clear height as measured from finished floor slab to underside of finished ceiling.
 - (3) For flat roofs, rooftop equipment may exceed the height limit by 10 ft., provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed within the attic space.
 - (4) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- b. **Allowed Building Types**
Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities | (8.D) |
| (2) Neighborhood Goods and Services Building | (8.E) |
| (3) Commercial / Mixed-Use / Liner Building | (8.F) |
| (4) Live / Work Building | (8.G) |
| (5) Stacked Unit Building (Apartment) | (8.H) |
| (6) Row House | (8.I) |
| (7) Courtyard Housing | (8.J) |
| (8) Mansion Apartment | (8.K) |
| (9) Paired House (Duplex) | (8.L) |
- c. **Allowed Frontage Types**
Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|----------------------------------|-------|
| (1) Storefront (commercial only) | (9.B) |
| (2) Gallery | (9.D) |
| (3) Arcade | (9.C) |
| (4) Forecourt | (9.E) |
| (5) Porch | (9.G) |
| (6) Stoop | (9.H) |
| (7) Greenbelt | (9.F) |



Parking Placement Diagram (Plan View)

4. PARKING

- a. **Parking Placement**
On grade parking (enclosed or unenclosed) is allowed only in the shaded area as shown in the parking placement diagram.
- (1) Front setback: 50% lot depth
 - (2) Side street setback: 5 ft. min.
 - (3) Side yard Setback: 0 ft. min.*, or 6 ft. min.
* Requires 10 ft. min. separation to building on adjacent parcel or zero lot line /partywall condition.
 - (4) Rear Setback: 15 ft. min.
 - (5) Alley Setback: 4ft. OR 16 ft. min.
- b. **Parking Access**
- (1) Parking shall be accessed from rear Alleys.
 - (2) For commercial building sites without Alleys, parking shall be accessed from a Secondary Street.
- c. **Minimum Parking Requirements**
- (1) Commercial Parking Requirements:
 - i. 1 space per 1000 SF of bldg. area.
 - (2) Live/Work Parking Requirements:
 - i. <2,500 SF = 1 space per 1,500 SF of bldg. area.
 - ii. =>2,500 SF = 1 space per 1,000 SF of bldg. area.
 - (3) Minimum Residential Parking Requirements:
 - i. 1 space per unit.
 - ii. Minimum 1 space per 2 units provided for Affordable or Senior Housing units.
 - iii. Outside parking/storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or designated Neighborhood or Community Storage Areas.
- d. **Miscellaneous**
- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
 - (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
 - (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



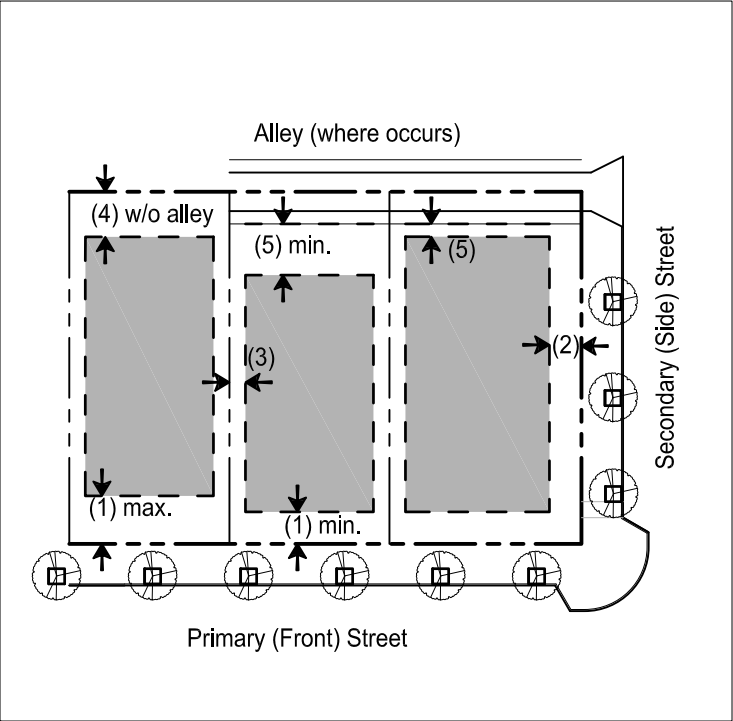
Illustrative Photo: Single-Family Houses and Local Park

1. NEIGHBORHOOD COLLECTOR DISTRICT / SINGLE FAMILY ONLY INTENT

This Section provides Urban Form Standards for Single Family Residential uses in the BMS-NC District. Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District.

- (4) Appurtenant Structures are allowed subject to the following:
- a. Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - b. Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
 - c. Detached appurtenant structures in BMS-NC, see RMC 23.38.020

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

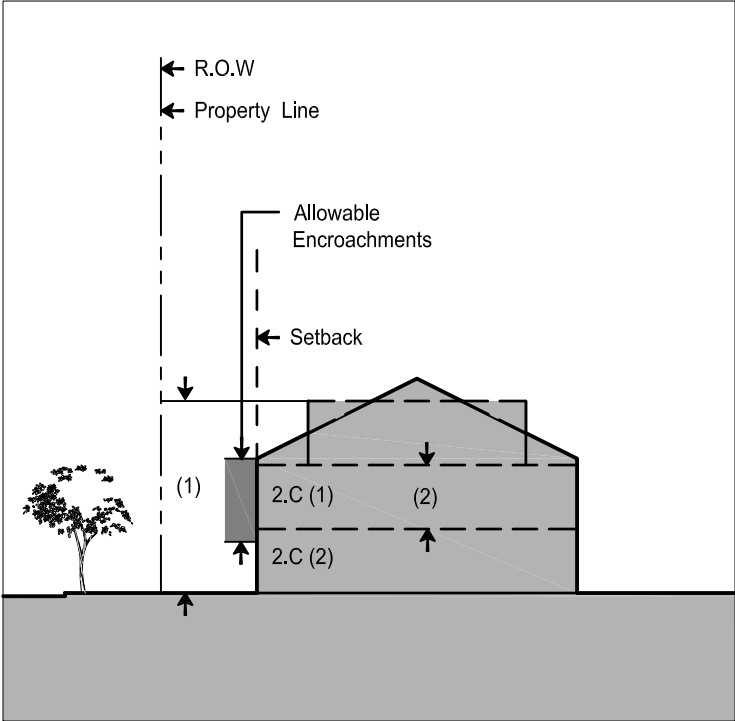
- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- | | | |
|--------------------------|-----|--------------------------|
| (1) Front Build-to-Line: | *** | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | | 10 ft. min. |
| (3) Side yard Setback: | | 5 ft. min. ** |
| (4) Rear Setback: | | 15 ft. min. |
| (5) Alley Setback: | | 4 ft. OR 16 ft. min.* |

* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).

** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.

- b. **Min. Percentage of Building Facade at Build-to-Line:**
- | | |
|--------------------------------------|------|
| (1) Primary Street: | None |
| (2) Secondary Street or Civic Space: | None |

- c. **Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



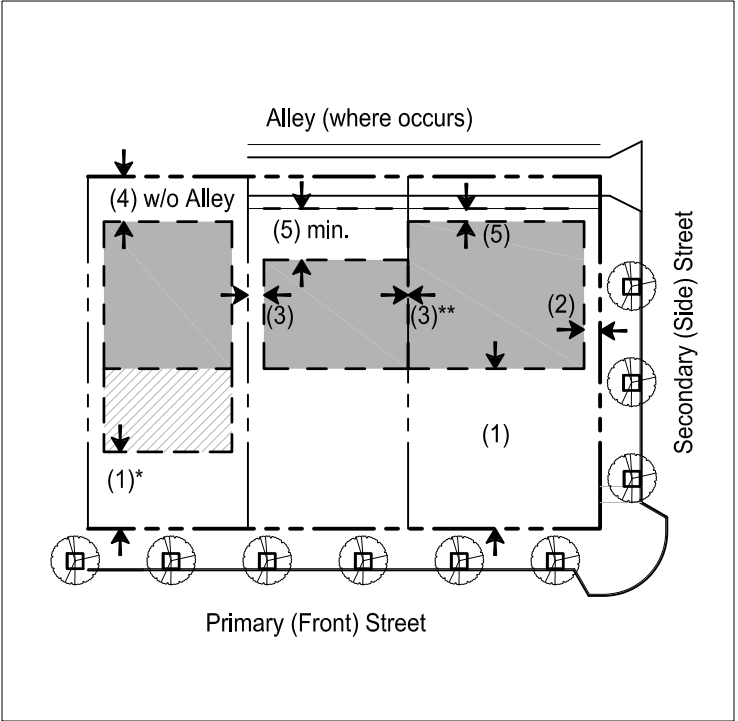
Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- (1) Maximum Height: 35 ft. as ~~defined~~ ^{measured} in RMC.
- b. **Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- | | |
|---|-------|
| (1) Single-Family House - Alley Access | (8.N) |
| (2) Single-Family House - Street Access | (8.O) |
| (3) Accessory Unit | (8.P) |
- ~~*Only when located in a Local Park~~
- c. **Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|---------------|-------|
| (1) Forecourt | (9.E) |
| (2) Greenbelt | (9.F) |
| (3) Porch | (9.G) |
| (4) Stoop | (9.H) |

4. PARKING

- a. **Parking Access**
- (1) Parking shall be accessed from rear Alleys, if provided.
- (2) Parking access from street must meet Block Standards set forth in Section ~~7.C~~ ^{7.B} and Building Type standards in Section 8.O Single-Family House-Street Access.



Parking Placement Diagram (Plan View)

b. ~~c.~~ **Parking Requirements**

- (1) Residential Parking Requirements:
 - i. 1 space per unit minimum.
 - ii. 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- (2) Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- (4) The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d.~~ **Miscellaneous**

- (1) For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
- (3) For street access lots with rear yards facing a collector street, a five-foot minimum landscape tract shall be located between the rear property line and the collector street. The block length shall be a minimum of 300 feet. The tract shall be planted per 11.C.7.c. See Building Placement Diagram (rear yard facing collector street).



Illustrative Photo: Single-Family Houses and Local Park

1. NEIGHBORHOOD GENERAL DISTRICT INTENT

The Neighborhood General (BMC-NG) District comprises the majority the Badger Mountain South community. This District is primarily residential in character. A variety of housing options are provided to meet the needs of the community. The residents of these Districts are within walking distance of schools, parks, trails and commercial centers supporting the vision of the community.

Single-family houses are accommodated on a variety of lot sizes allowing a range of housing options from cottages to large detached structures. Smaller-scale Multi-family housing options such as Mansion Apartments, Duplexes and Courtyard Housing, are also accommodated when certain siting conditions are met.

Additional housing units are permitted in this District through the use of Accessory Units.

*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)

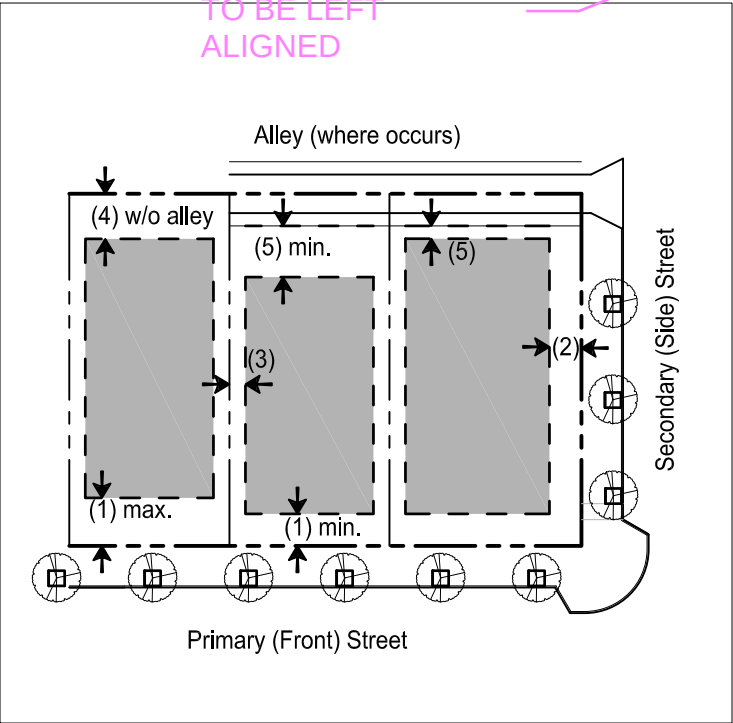
2. BUILDING PLACEMENT

- a. **Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- | | |
|-----------------------------|--------------------------|
| (1) Front Build-to-Line:*** | 10 ft. min.; 20 ft. max. |
| (2) Side Street Setback: | 10 ft. min. |
| (3) Side yard Setback: | 5 ft. min. ** |
| (4) Rear Setback: | 15 ft. min. |
| (5) Alley Setback: | 4 ft. OR 16 ft. min.* |
- * Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. min. (parking).
- ** Structures may be built with no setback on one side: (i) when having a shared common wall at the property line with each structure on an adjacent lot under separate fee ownership; and (ii) when multiple, successive structures on a block face are each placed on the lot with no setback on one side; in this case the other Sideyard setback will be 12 ft. min.

- b. **Min. Percentage of Building Facade at Build-to-Line:**
- | | |
|--------------------------------------|------|
| (1) Primary Street: | None |
| (2) Secondary Street or Civic Space: | None |

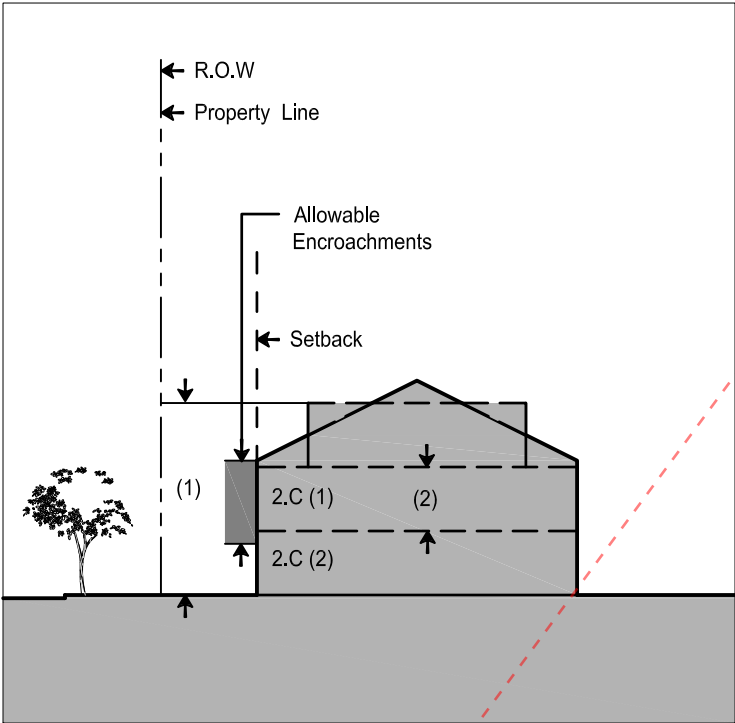
- c. **Encroachments**
- Encroachments are allowed subject to the following criteria:
- The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - Overhead encroachments shall have a minimum height clearance of 8 ft.

CHANGE POSITION TO BE LEFT ALIGNED



Building Placement Diagram (Plan View)

3.D BADGER MOUNTAIN SOUTH - NEIGHBORHOOD GENERAL DISTRICT (BMS-NG)



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. **Building Height/Stories**
- Maximum Height: 30 ft. as ~~defined~~ ^{measured} in RMC.
- b. **Allowed Building Types**
- Refer to Section 8 for Building Type standards.
- | | |
|--|-------|
| (1) Civic/Community/Institutional Facilities * | (8.D) |
| (2) Courtyard Housing | (8.J) |
| (3) Mansion Apartment | (8.K) |
| (4) Paired House (Duplex) | (8.L) |
| (5) Cottage Court | (8.M) |
| (6) Single-Family House - Alley Access | (8.N) |
| (7) Single-Family House - Street Access | (8.O) |
| (8) Accessory Unit | (8.P) |
- * Only when located in a Local Park
- c. **Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- | | |
|---------------|-------|
| (1) Forecourt | (9.E) |
| (2) Greenbelt | (9.F) |
| (3) Porch | (9.G) |
| (4) Stoop | (9.H) |

4. PARKING

- a. **Parking Access**
- ~~(1)~~ ~~(2)~~ Parking shall be accessed from rear Alleys, if provided.
- ~~(2)~~ ~~(3)~~ Parking access from street must meet Block Standards set forth in Section ~~7.C.4~~ ^{7.B.4} and Building Type standards in Section 8.O Single-Family House-Street Access.

- (9) Appurtenant Structures are allowed subject to the following:
- Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
 - Detached appurtenant structures in BMS-NG, see RMC 23.38.020.

b. ~~c.~~ **Parking Requirements**

- Residential Parking Requirements:
 - 1 space per unit minimum.
 - 1 space per 2 units minimum is required for Affordable or Senior Housing units.
- Maximum 3 car garage door frontage on front load lots. On alley access lots, and front load lots developed with side-yard garage, or when developed with one garage bay recessed a minimum 8 ft. from the other garage bays and the house has a front porch of at least 80 sq. ft., 3 car garage door frontages are permitted.
- Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.
- The driveway width within the right of way (ROW) shall not exceed of 50% of the primary street frontage or a maximum width of 35 feet on any single family lot to ensure that on street parking within the development. Driveways may flare out once outside the ROW or access tract.

c. ~~d.~~ **Miscellaneous**

- For multi-family and commercial development, see Section 13.D for Common Parking Standards.
- Parking and aisle dimensions per City of Richland standards - see RMC 23.54.



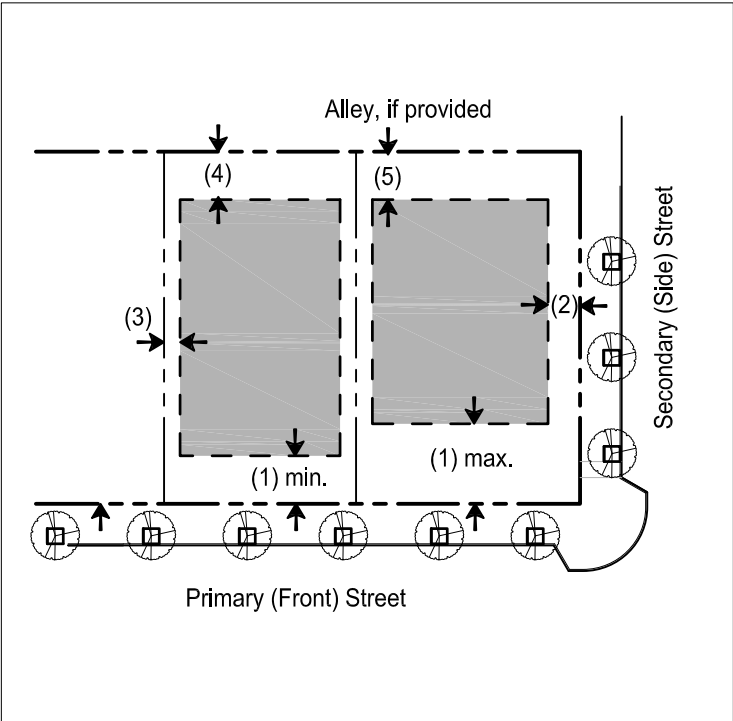
Illustrative Photo: Single Family Homes fronting on Open Spaces

1. NEIGHBORHOOD EDGE DISTRICT INTENT

The Neighborhood Edge (BMC-NE) District is solely residential in character. The houses and lots in this District tend to be a larger scale than the Neighborhood General District. These Districts are typically located along the periphery of the community.

Single-family houses and lots are provided in a range of sizes up to large custom homes on 1/4 to 1 acre lots. Houses are typically accessed by streets, on lots without Alleys. Lots are larger to accommodate front street access driveways. Setbacks are deeper to create a more verdant character.

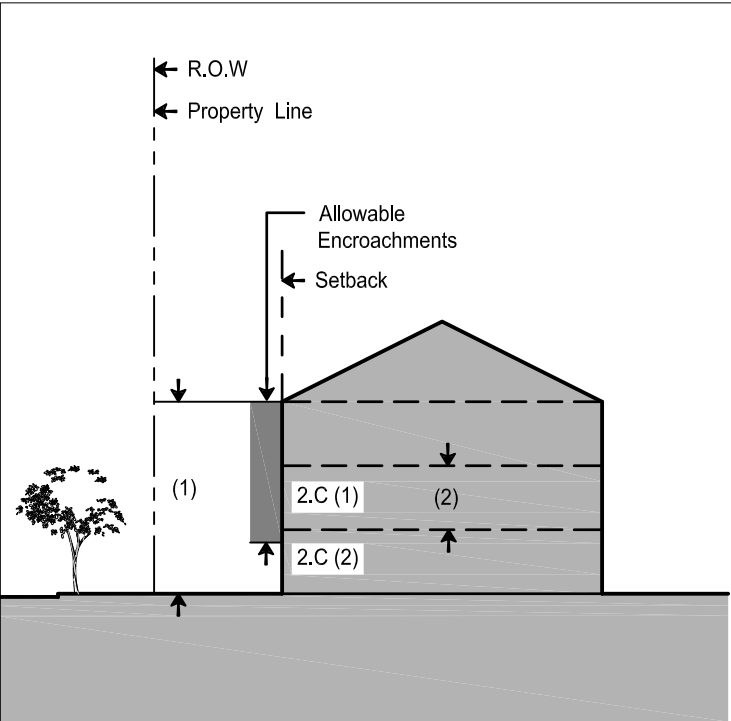
*** Unless alternative standards are recorded on a plat (i.e. additional space could be needed for lots on cul-de-sacs)



Building Placement Diagram (Plan View)

2. BUILDING PLACEMENT

- a. Setbacks** (as measured from the property line)
- Buildings shall be placed within the shaded area as shown in the building placement diagram.
- (1) Front Build-to-Line*** 15 ft. min.; 35 ft. max. *
* Maximum setback does not apply to lots => 1/4 acre.
 - (2) Side Street Setback: 10 ft. min.
 - (3) Side yard Setback: 6 ft. min.
 - (4) Rear Setback: 15 ft. min. **
** For lots in the BMS-NE District that border commercial orchards active at the time these development standards are adopted, no residential structures or swimming pools shall be located within 150 feet, measured from the rear property line, bordering such uses. If active agricultural uses cease, then this requirement shall no longer apply.
 - (5) Alley Setback: 4 ft. OR 16 ft. min. (if provided)*
* Alley setback is measured from edge of Alley easement. To ensure that parking locations off Alley are adequate, buildings shall either be placed at 4 ft. (no parking) OR 16 ft. (parking).
- b. Min. Percentage of Building Facade at Build-to-Line:**
- (1) Primary Street: None
 - (2) Secondary Street or Civic Space: None
- c. Encroachments**
- Encroachments are allowed subject to the following criteria:
- (1) The following architectural elements are allowed to encroach into required setbacks: awnings, balconies, bay windows, cornices, eaves and similar projected elements, stairs, ramps and handrails.
 - (2) Overhead encroachments shall have a minimum height clearance of 8 ft.



Building Profile Diagram (Section View)

3. BUILDING PROFILE AND TYPE

- a. Building Height/Stories**
- (1) Maximum Height: 30 ft. as ~~defined~~ ^{measured} in RMC
- b. Allowed Building Types**
- Refer to Section 8 for Building Type definitions and standards.
- (1) Single-Family House - Alley Access (8.N)
 - (2) Single-Family House - Street Access (8.O)
 - (3) Accessory Unit (8.P)
- (4)** An Accessory Storage Structure is allowed on lots .25 acre or greater if the following conditions are met:
- (i) ~~(1)~~ The maximum size, per floor, of the Accessory Storage Structure shall be less than 60% of the square foot footprint of the corresponding floor of the principal structure;
 - (ii) ~~(2)~~ The design and massing of the Accessory Storage Structure shall be compatible with the principal structure;
 - (iii) ~~(3)~~ The maximum width of the Accessory Storage Structure shall be no greater than the width of the principal structure;
 - (iv) ~~(4)~~ Maximum number of stories permitted is 2, but in all cases not taller than the principal structure;
 - (v) ~~(5)~~ The Accessory Storage Structure is located in the rear yard and meets all side yard setback requirements.
- c. Allowed Frontage Types**
- Refer to Section 9 for Frontage Type standards. Frontage allowed here by District standards shall also be regulated per the Building Type standards in Section 8.
- (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)

4. PARKING

- a. Parking Access**
- (1) Parking may be accessed from streets.
 - (2) Parking may be accessed by Alleys, if provided.
- b. Parking Requirements**
- (1) Residential Parking Requirements: 1 space per unit minimum.
 - (2) Maximum 3 car garage door frontage.
 - (3) Outside parking or storage of boats and recreational vehicles is only permitted within a garage or other permitted accessory structure, or within designated Neighborhood or Community Storage Areas.

- (5) Appurtenant Structures are allowed subject to the following:
- a. Appurtenant structures related to residential uses such as small sheds (<336 sq. ft), covered patios, attached pergolas and free-standing pergolas are permitted, subject to recorded covenants, conditions, and restrictions.
 - b. Appurtenant structures which are attached to a building shall meet the main building setbacks and shall comply with all site requirements including maximum building height.
 - c. Detached appurtenant structures in BMS-NE, see RMC 23.38.020



Illustrative Photo: Playground in Local Park

1. CIVIC DISTRICT INTENT

The Civic District contains all of the open space in the Badger Mountain South community, as well as the schools, civic and community facilities located throughout the neighborhoods. This District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community. This District provides both passive and active open space areas supporting a variety of activities and uses. It also contains the trail network providing a pedestrian scale, walkable, safe, and healthy means of travel throughout the site.

Buildings in this District are primarily intended for Civic, Community or Institutional uses. These built structures may include playgrounds, picnic shelters, bathroom facilities, and open space maintenance structures, as well as significant institutional, community and civic buildings. Due to the wide range of buildings with unique disposition and configurations, some of the typical Urban Form Standards for Districts do not apply to this District.

Refer to Section 5 Civic Space Standards for Open Space Standards within this District.



Illustrative Photo: School / Institutional Facility

2. BUILDING PLACEMENT

a. Setbacks* (as measured from the property line)

- (1) Front Build-to-Line: None *
- (2) Side Street Setback: None *
- (3) Side yard Setback: None *
- (4) Rear Setback: None *
- (5) Alley Setback: None *

*Civic sites are often located along the BMS Trail and Greenbelt open space network, see 5.B for Greenbelt locations and 5.K for Trail layout. When a trail is shown on a proposed Civic site, buildings must be setback to allow the continuation of the trail through the property, see 5.L 5.K for Trail Type standards. When adjacent sites also contain a Greenbelt, the minimum building setback shall match the dimension of the Greenbelt, see 5.H. 5.F.

b. Min. Percentage of Building Facade at Build-to-Line:

- Primary Street: None
- Secondary Street or Civic Space: None

c. Encroachments

Encroachments are allowed subject to the following criteria:

- (1) The following architectural elements are allowed to encroach into required setbacks and/or Public Right of Way (R.O.W.): awnings, galleries, balconies, bay windows, signs, cornices, eaves, flags and similar projected elements.
- (2) Stairs, ramps and handrails are allowed to encroach into required setbacks only.
- (3) Overhead encroachments shall have a minimum height clearance of 8 ft.
- (4) A City of Richland license must be obtained for encroachments that occur over sidewalks or City airspace. See RMC 5.14.



Illustrative Photo: Community Building

3. BUILDING PROFILE AND TYPE

a. Building Height/Stories

- (1) Maximum Height: 40 ft. as ^{measured} defined in RMC when adjacent to Neighborhood General District (BMS-NG).
- (2) Maximum Height: 40 ft. as ~~defined~~ in RMC when adjacent to ~~Village Mixed Use (BMS-VMU) and~~ Neighborhood Collector (BMS-NC) Districts.
- (3) If ground floor community space is provided, the ground floor ceiling shall be a minimum of 10 ft. clear height, as measured from finished floor slab to underside of finished ceiling.
- (4) For flat roofs, rooftop equipment may exceed the height limit by 10 ft, provided it is located no closer than 15 ft. to edge of exterior wall, otherwise equipment shall be concealed within the attic space.
- (5) For flat roofs, a parapet is allowed to extend above the maximum height limit by 4 ft.
- (6) Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.

b. Allowed Building Types

Refer to Section 8 for Building Type standards.

- (1) Civic/Community/Institutional Facilities (8.D)

c. Allowed Frontage Types

Frontage Types do not apply in Civic Districts.



Illustrative Photo: Civic Building

4. PARKING

a. Parking Placement

- (1) Front setback: Not allowed.
- (2) Side street setback: 15 ft. min.
- (3) Side yard Setback: 15 ft. min.
- (4) Rear Setback: 15 ft. min.

b. Parking Requirements

- (1) Parking Requirements: Maximum 3 spaces per 1,000 SF of bldg. area.
- (2) Within the Greenway Parks only, on-site parking shall be allowed for Civic space uses that may not be associated with a building; total parking quantity to be determined by user demand. Available on-street parking within 600 feet of the proposed use must be counted towards satisfying the parking demand.
- (3) Parking requirements for Public Parks shall be as required per the City of Richland Parks, Trails and Open Space Master Plan.
- (4) Parking requirements for schools shall be as required per the respective school authorities.

c. Miscellaneous

- (1) See Section 13.D for Common Parking Standards.
- (2) Parking and aisle dimensions per City of Richland standards - see RMC 23.54.
- (3) Maximum of 20% of required parking may be compact stalls at a dimension of 8' x 16'.



**SPECIAL
DISTRICT
STANDARDS**

4

Section 4 identifies the standards and requirements for each Special District within Badger Mountain South.

4.A	Introduction.....	4-2
4.B	Specialty Retail (BMS-SD-SR).....	4-2
4.C	Commercial Mixed-Use (BMS-SD-CMU).....	4-3
4.D	Destination Retail (BMS-SD-DR).....	4-3

4.A INTRODUCTION

This section of the LUDR identifies the Special District development standards. Special Districts are unique areas that by intent, function, disposition or configuration play an important role in establishing the vision of the Badger Mountain South community.

The Special Districts are identified in Section 2.B – Regulating Plan for Land Use and Urban Form, with the following color-legend:

- Special District - Specialty Retail (BMS-SD-SR)
- Special District - Commercial Mixed-Use (BMS-SD-CMU)
- Special District - Destination Retail (BMS-SD-DR)

Because of the unique nature of the Special Districts, development within these areas is guided by the intent, guidelines and/or standards as follows for each District.

Although the Special Districts are not regulated by Building Types, the Common Design Standards in Section 8.C are applicable to these Districts.

4.B BADGER MOUNTAIN SOUTH SPECIAL DISTRICT- SPECIALTY RETAIL (BMS-SD-SR)

SEE REGULATING PLAN FOR LOCATION



Illustrative Sketch: Birds-eye View of Specialty Retail Village

1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- Provide a gathering place for group events, festivals and other community-wide activities;
- Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- Showcase innovative sustainable design features in both building and site design.



Illustrative Sketch: Outdoor Plaza, Cave Entrance, and Vineyard

2. SPECIALTY RETAIL DISTRICT STANDARDS

- Each building design should include sustainable features. Refer to Section 12 for Sustainable Standards.
- Buildings are encouraged to be sited to take advantage of views.
- Pedestrian connectivity between development sites shall be emphasized, the use of unique pavement or landscape treatments shall be encouraged.
- Spaces between buildings shall be considered for design purposes as common spaces to be shared among all users in the District and should be designed to function in this way, unless necessary for essential uses such as utility services, waste collection, or delivery services.
- Service areas shall be integrated into the building design to provide screening for equipment, recycling, trash and similar.
- Buildings may vary in height between one to three stories; daylight basements are not included in the story count. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. and no signage shall be permitted above street level.
- Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- Landscaping shall meet the Common and Commercial Landscape Standards in Section 11.
- Parking per Common Parking Standards, Section 13.D.
- See also Section 8.C for Common Design Standards for all Districts: Commercial Districts and Projects.



Illustrative Photo: Wine Cave Storage

4.C BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - COMMERCIAL MIXED-USE (BMS-SD-CMU)

SEE REGULATING
PLAN FOR LOCATION



Illustrative Photo: Outdoor Restaurant Plaza / Urban Trail

1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District -Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.



Illustrative Photo: Office above Retail Streetscape

2. SPECIAL DISTRICT-COMMERCIAL MIXED-USE STANDARDS

- a. Enhance pedestrian experience:
 - i. Entries: functional entries must enhance pedestrian experience by fronting onto public space.
 - ii. Sidewalks: Provide continuous sidewalks along all street frontages and between buildings and blocks.
 - iii. Plazas and common spaces: shall be provided with appropriate amenities including benches, trash and recycling containers and bike racks. Plazas shall be designed to create a unique development identity and are encouraged to also include public art. Refer to Section 5.E for Plaza standards.
 - iv. Maximize views to Badger Mountain.
- b. Signage, landscaping, and building architectural features will be complementary and will emphasize the District as the entryway to the City of Richland.
- c. Service areas shall be integrated into the building design to properly screen it from the center plaza and public streets. This includes areas for trash, recycling and equipment storage.
- d. Building Heights:
Four (4) stories with a maximum height limit of 55 ft.; daylight basements are not included in the story height. Landmark structures such as a clock or bell tower may have a maximum height of 80 ft. ~~At least 50 percent of the first story of building is dedicated to commercial space.~~
- e. Landscaping shall meet the Common and Commercial Landscape Standards, Section 11.
- f. Sustainable Standards per Section 12.
- g. Exterior lighting shall meet the Badger Mountain South Light Standards, Section 12.C.3.
- h. Other Site Improvements as appropriate and identified in Section 13.
- i. Parking per Common Parking Standards, Section 13.D.
- j. See also Section 8.C for Common Design Standards for all ~~Districts.~~ **Commercial Districts and Projects.**

SEE REGULATING
PLAN FOR LOCATION

4.D BADGER MOUNTAIN SOUTH
SPECIAL DISTRICT - DESTINATION RETAIL (BMS-SD-DR)



Illustrative Photo: Outdoor Retail Plaza

1. SPECIAL DISTRICT -DESTINATION RETAIL INTENT

The Special District - Destination Retail (BMS-SD-DR) includes more than 80 acres west of Dallas Road at Interstate 82. The District is highly visible to motorists on the freeway and has direct access from the existing I-82 on-ramp.

It is the intent of the Special District - Destination Retail is to accommodate a wide variety of uses both for the community and for the region with an integrated development concept. Development may include an open air shopping village with large-scale retail, restaurants, hotels, entertainment and Mixed-Use, Multi-family housing.

Note:
This changed is made to align
with HE decision in the Specialty
Districts



Illustrative Photo: Cinema Complex

2. SPECIAL DISTRICT - DESTINATION RETAIL STANDARDS

- a. All standards of the BMS-SD-CMU District apply.
- b. When Mixed-Use development or Live/Work housing is provided, attention shall be given to provide appropriate residential amenities such as decks, gardens, and segregated open space restricted to the residential units.
- c. Internal circulation for the development as a whole within the District shall be considered in order to provide appropriate access to Dallas Road, safe pedestrian accommodation, adequate space for common areas including plazas or other seating, and the efficient use of parking.

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**CIVIC
SPACE
STANDARDS**

5

Section 5 describes regulations for the civic open space throughout the Badger Mountain South community.

Update all
as needed

5.A	Civic Space Introduction.....	5-2
5.B	Greenway Parks.....	5-2
5.C	Local Parks.....	5-3
5.D	Plaza / Town Square.....	5-3
5.E	Greenbelts.....	5-4
5.F	Public Parks and School Open Space.....	5-4
5.G	Trails Introduction.....	5-5
5.H	Illustrative Plan For Trail Layout and Trail Types.....	5-5
5.I	Trails.....	5-6

5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood, although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

5.B GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. Common Standards

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

- a. Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 40 acres
 - (2) Maximum: 50 acres



Illustrative Photo: Secondary Trail in Greenway Park

c. General Character

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

d. Standards

- (1) Minimum Width: 150 feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF – Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

- a. Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. General Character**
- (1) Vast primary open space running between town centers that serves the entire community.
 - (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
 - (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children’s play areas, a variety of active recreation and gardens.

d. Standards

- (1) Minimum Width: 150 Feet
- (2) Maximum Width: None

e. Additional Required Amenities:

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF – Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2” cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children’s playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

- a. Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. Size**
- (1) Minimum: 80 acres
 - (2) Maximum: 90 acres
- c. General Character**
- (1) Defining open space for the South Orchard Neighborhood.

5.A CIVIC SPACE INTRODUCTION

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have a minimum of 207 acres of open space, including open space in city parks. This calculation does not include school sites.

GREENBELTS

GREENWAY PARKS

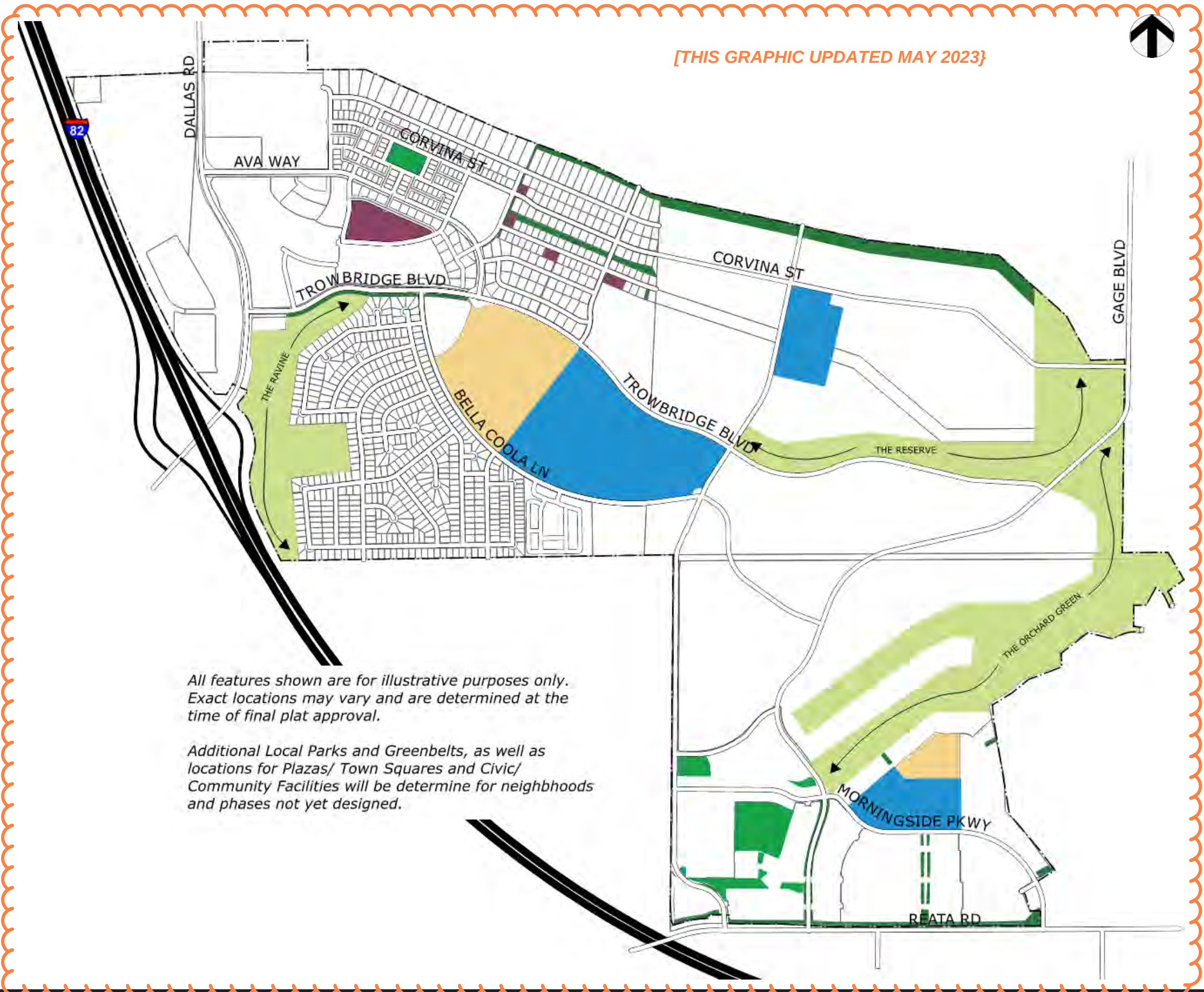
LOCAL PARKS

OTHER OPEN SPACE

PUBLIC PARKS

RESERVED SCHOOL SITE

5.B ILLUSTRATIVE PLAN FOR CIVIC SPACE LAYOUT



reposition columns
(Section 5.C should be on
all one page)

5.C
~~5.B~~ GREENWAY PARKS



Illustrative Photo: Picnic Area in Greenway Park

1. GREENWAY PARKS

- a. **Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.

b. **Common Standards**

- (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types ~~(5.K)~~, and Standards for Trails ~~(5.L)~~. update this
- (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
- (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
- (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 – Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
- (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
- (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

2. THE RAVINE

- a. **Location** - Western edge of the West Village Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. **Size**
- (1) Minimum: 40 acres
 - (2) Maximum: 50 acres



Illustrative Photo: Secondary Trail in Greenway Park

~~b.c.~~ **General Character**

- (1) Minimize impacts to the existing ravine and associated rolling topography.
- (2) Extensive trail and exercise system.
- (3) Provide trail connections to adjacent West Village Neighborhood.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, and skating.

~~d.~~ **Standards**

- ~~(1) Minimum Width: 150 feet~~
- ~~(2) Maximum Width: None~~

~~c.e.~~ **Additional Required Amenities:**

- (1) Minimum 1,500 LF - Primary Trail with lighting.
- (2) Minimum 5,000 LF - Secondary Trail.
- (3) Site Furnishings including benches, trash and recycling receptacles and bike racks, per Section 13.C standards.
- (4) (100) shrubs
- (5) (60) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Multi-station exercise course.

3. THE RESERVE

- a. ~~a.~~ **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- ~~b.~~ **Size**
- (1) Minimum: ~~80 acres~~ 40 acres
 - (2) Maximum: ~~90 acres~~ 50 acres

~~b.c.~~ **General Character**

- (1) Vast primary open space running between town centers that serves the entire community.
- (2) Predominantly passive recreation and naturalistic landscape separating multiple parks, community gardens, and other use areas.
- (3) Provides grand entry opportunity at the Badger Mountain South east entrance.



Illustrative Photo: Trail Network in Greenway Park

- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation and gardens.

~~d.~~ **Standards**

- ~~(1) Minimum Width: 150 Feet~~
- ~~(2) Maximum Width: None~~

~~c.e.~~ **Additional Required Amenities:**

- (1) Minimum 8,000 LF - Primary Trail with lighting.
- (2) Minimum 4,000 LF - Secondary Trail.
- (3) Site furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards.
- (4) (200) shrubs
- (5) (120) 1-1/2" cal. shade trees
- (6) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (7) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures, and access to water (potable and irrigation).
- (8) Open play field of minimum 3 acres with a permanent irrigation system.
- (9) Children's playground with creative play structures for two distinct age ranges and associated seating areas.
- (10) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

4. THE ORCHARD GREEN

- a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.
- b. **Size**
- (1) Minimum: ~~80 acres~~ 30 acres
 - (2) Maximum: ~~90 acres~~ 40 acres

~~b.c.~~ **General Character**

- (1) Defining open space for the South Orchard Neighborhood.

7/11/2024 NOTE:
THIS
INFORMATION IS
BEING RETAINED
(NOT DELETED)

Note that there is no change proposed to this

The column below will be moved to previous page

- (2) Provides opportunity for orchards, vineyards, and other agricultural uses.
- (3) Provides grand entry corridor at the Badger Mountain South, south entrance.
- (4) Intended activities include general exercise and fitness with recreational biking, jogging, walking, roller blading, skating, children's play areas, a variety of active recreation, gardens, and other agriculture.

~~d. Standards~~

- ~~(1) Minimum Width: 150 Feet~~
- ~~(2) Maximum Width: None~~

~~C. e. Additional Required Amenities:~~

- (1) Minimum 5,000 LF - Primary Trail with lighting.
- (2) Minimum 2,000 LF - Secondary Trail.
- ~~(3) Minimum 3,000 LF - Equestrian Trail.~~
- (4) Site Furnishings including benches, trash and recycling receptacles, bike racks, and picnic tables, per Section 13.C standards
- (5) (200) shrubs
- (6) (150) 1-1/2" cal. shade or fruit-bearing trees
- (7) Landscape improvements including hydro-seeded meadows, shade trees and shrubs.
- (8) Gardens, vineyards, or orchards with irrigation and fencing if necessary; raised planter beds provided for community pea patch.
- (9) Gravel or wood chip path system, benches, storage building and water source.
- (10) Dog park minimum 1.5 acres with perimeter fencing, (1) shade structures and access to water (potable and irrigation).
- (11) Open play field of minimum 3 acres with a permanent irrigation system.
- (12) Three picnic areas located adjacent to activity centers with benches, tables and associated landscaping.

5.D

~~5.C~~ LOCAL PARKS



Illustrative Photo: Pool at Local Park

1. DESCRIPTION - LOCAL PARKS

- a. Definition** - A community space designed for both structured and passive play areas and activities. Each Local Park will contain a pedestrian path system, open lawn areas and associated planting beds (with permanent irrigation), benches, drinking fountain(s) and trash/recycling receptacles. At least one Local Park is located within each of the five Badger Mountain South residential neighborhoods.
- b. Location** - See 5.B, Illustrative Plan for Civic Space Layout; actual location determined at time of platting.
- c. Size**
 - (1) Minimum: 1 acre
 - (2) Maximum: 5 acres
- d. Standards**
 - (1) Civic/Community Facility to be located in Local Parks as shown on 5.B, Illustrative Plan for Civic Space Layout; facility type to be determined.
 - (2) On-site parking shall only be allowed if associated with a Civic/Community Facility. Parking quantity by BMS-Civic District, refer to Section 3.F.
 - (3) Irrigated lawn areas, shrub planting beds and 15 shade trees per acre, minimum 1 1/2" caliper.
 - (4) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (5) Landscape materials to be selected from 11.F. Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
 - (6) Shade structures. Local Parks less than 3 acres in size shall include (1) one shade structure; Local Parks 3 acres and larger shall include two (2) shade structures.
 - (7) See Section 13.C for Site Improvement standards for:
 - i. Pedestrian-scale lighting
 - ii. Benches and/or removable seating
 - iii. Tables
 - iv. Trash/recycling receptacles
 - v. Bike racks



Illustrative Photo: Playground at Local Park

e. Additional Required Amenities:

- (1) Each Local Park less than 3 acres will contain at least (3) three of the following additional amenities:
 - i. Picnic area(s) with tables/benches
 - ii. Playground with (2) multi-age structures/equipment. (Counts as meeting two additional amenities.)
 - iii. Fenced community garden
 - iv. Open play field
 - v. Sport Court
 - vi. Parkour stations
 - vii. Or equivalent amenity
- (2) Local Parks 3 acres and larger will contain (3) items from above list, and (1) or more of the following:
 - i. Playground with (one) play structure
 - ii. Covered gazebo/picnic shelter
 - iii. Community swimming pool
 - iv. Aquatic spray park
 - v. Community building with restrooms
 - vi. Tiered-lawn amphitheater
 - vii. Sand volleyball court
 - viii. Water feature/fountain element
 - ix. Parkour stations
 - x. Or equivalent amenity

5.E

~~5.D~~ PLAZA/TOWN SQUARE



Illustrative Photo: Plaza open space

1. DESCRIPTION - PLAZA/TOWN SQUARE

- a. Definition** - A "hardscape" open space is designed as a community gathering space and supports amenities to commercial development. Plazas are intended to be incorporated into all commercial Districts within Badger Mountain South. The size and location of Plazas will be determined during site plan review as the developer of commercial spaces identify and design Plaza and/or common open space areas within each commercial development.
- b. Location** - All Commercial, retail and mixed-use areas; actual location determined at time of platting.
- c. Size**
 - (1) Minimum width: 20 ft.
 - (2) Minimum depth: 20 ft.
- d. Standards**
 - (1) Plaza/Town Squares will be spatially defined by building frontages, and located at intersections of Primary Pedestrian Streets.
 - (2) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (3) Landscape materials to be selected from Section 11.F. or 11.G and will include 5 shade trees per acre, minimum 2" caliper.
 - (4) Decorative landscape planters, see Section 11.C.
 - (5) Electrical power sources as required.
 - (6) See Section 13.C for Site Improvement standards for:
 - i. Specialty paved surfaces
 - ii. Pedestrian-scale lighting
 - iii. Benches and/or removable seating
 - iv. Tables
 - v. Trash/recycling receptacles
 - vi. Bike racks

e. Additional Required Amenities:

- Each Plaza/Town Square will contain at least (1) one of the following additional amenities;
- (1) Water features/interactive fountains
 - (2) Kiosks
 - (3) Public art, per Section 13.C.10

5.F

5.E GREENBELTS



Illustrative Photo: Primary Trail in Greenbelt

1. DESCRIPTION - GREENBELTS

- a. **Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.
- b. **Location** - See 5.B, Illustrative Plan for Civic Space Layout.
- c. **Size**
 - (1) Building Frontage Greenbelt: 28 ft. minimum width
 - (2) Greenbelt: 20 ft. minimum width
 - (3) Along rear yards and BM-NC district: 5 ft. minimum width
- d. **Standards**
 - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
 - (2) Landscape materials to be selected from 11.F and 11.G
 - (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
 - (4) Provide permanent, drip irrigation system.
 - (5) Provide 1-1/2" cal. shade trees
 - (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
 - (7) Primary/Secondary Trails (most locations) – See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
 - (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
 - (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
 - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
 - ii. Benches - (1) one minimum every 1/2 mile
 - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.
- e. **Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

 - (1) Mile marker indication element
 - (2) Public art, per Section 13.C.10

5.G

5.F PUBLIC PARKS AND SCHOOL OPEN SPACE



Illustrative Photos: Multiple Amenities in Public Parks and Schools

1. DESCRIPTION - PUBLIC PARKS AND SCHOOL OPEN SPACE

- a. **Definition** - The Badger Mountain South community will contain ~~(2)~~ two park facilities developed, owned and operated by the City of Richland – a 30-acre Community Park and a 6-acre Neighborhood park. The community will also contain properties that are developed as public or private school sites which will include extensive outdoor play and recreation areas. Areas identified for the ~~(2)~~ City parks and the school sites are indicated on the 5.B, Illustrative Plan for Civic Space Layouts.
- b. **Location**
 - (1) City of Richland Community Park – West Village neighborhood.
 - (2) City of Richland Neighborhood Park – South Orchard neighborhood.
 - (3) (2) School Sites – West Village neighborhood.
 - (4) School Site – East Garden neighborhood.
 - (5) Kennewick School District Site – South Orchard neighborhood.
- c. **Size**
 - (1) Community Park: 30 Acres minimum
 - (2) Neighborhood Park: 6 Acres minimum
 - (3) School Sites: 12-15 Acres ~~(each)~~ minimum
- d. **Standards**
 - (1) Richland City Parks will be developed and comply with the Parks, Trails and Open Space Master Plan.
 - (2) School facilities will be developed and comply with the standards and requirements of the respective school authorities.
- e. **Additional Required Amenities:**
 - (1) Not identified

5.H OTHER OPEN SPACE



1. DESCRIPTION - OTHER OPEN SPACE

- a. **Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G. [For storm water facilities, this definition applies exclusively to those receiving and /or treating municipal stormwater that drains from public streets.]
- b. **Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. **Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.
- d. **Exceptions** - Storm water facilities that are (1) fenced off (for safety or other purposes) and/ or (2) which have a slope of 4:1 or greater do not count as Other Open Space.
- e. **Enhancement** - Storm water facilities featuring a usable area (typically the brim or higher edge) shall include pathways, landscaping trees and benches for public enjoyment. Bottoms of storm ponds should minimize the use of rocks and boulders, except where required at outlets or other locations for operation purposes or function.
- f. **Review** - Storm water design and plans for amenities shall be reviewed by the MPA prior to preliminary plat application.

5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. Four types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary trails for multi-uses, soft-surface Secondary Trails for walking and jogging, and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail. At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide connection locations for future development.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

CITY PRIMARY TRAIL

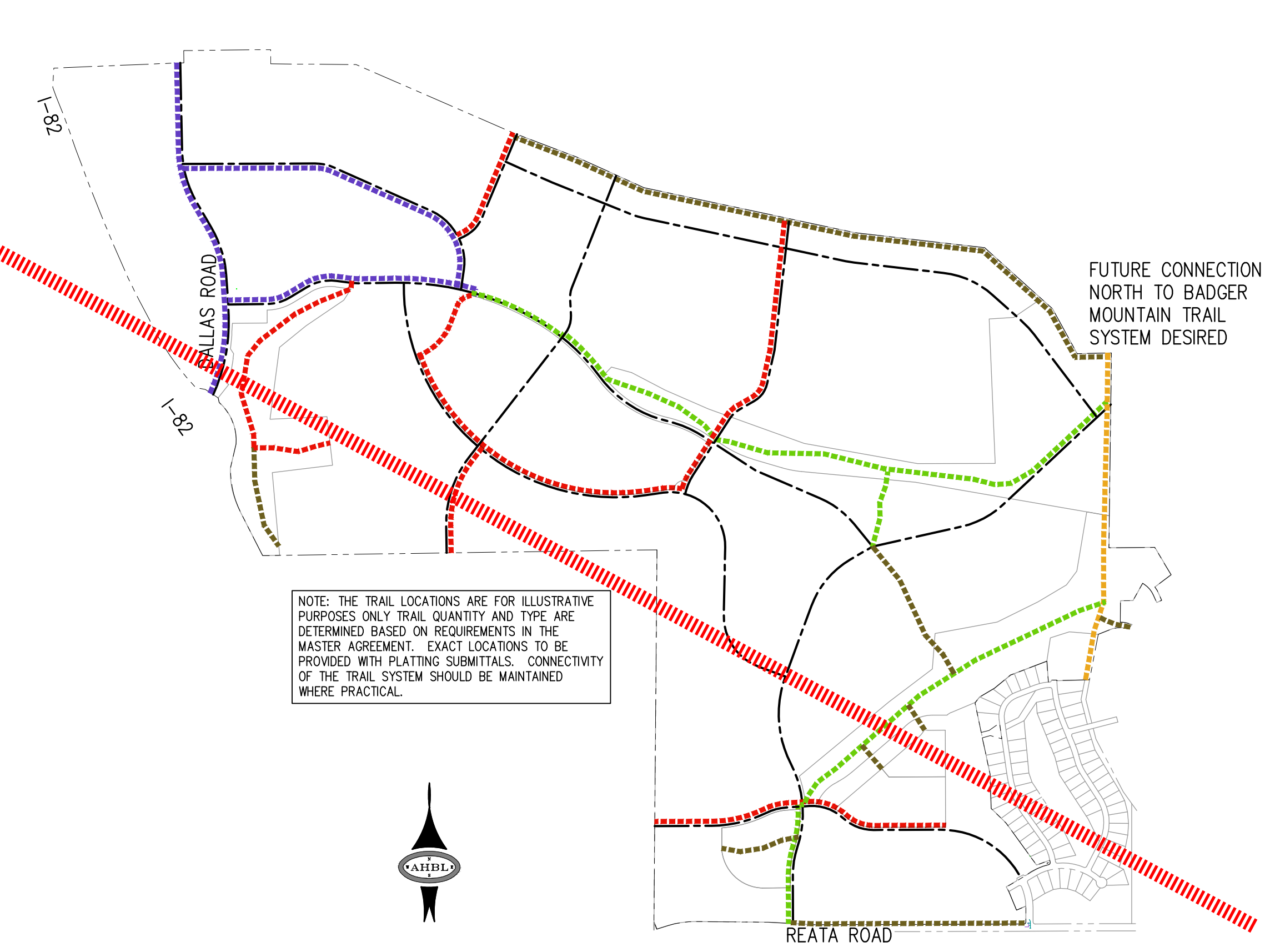
PRIMARY TRAIL

SECONDARY TRAIL

EQUESTRIAN TRAIL

URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES



5.G TRAILS INTRODUCTION

The Illustrative Plan for Trail Layout and Trail Types identifies the location of the proposed trail system in Badger Mountain South. ~~Four~~ ^{Three} types of trails will be built within the community – Urban Trails located within the commercial centers, paved Primary and City Primary Trails for multi-uses, soft-surface Secondary Trails for walking and jogging, ~~and an Equestrian Trail connection located at the eastern edge of the community that will link to an existing equestrian trail.~~ At full buildout the project will include approximately 10 miles of trails and walking paths, and will provide

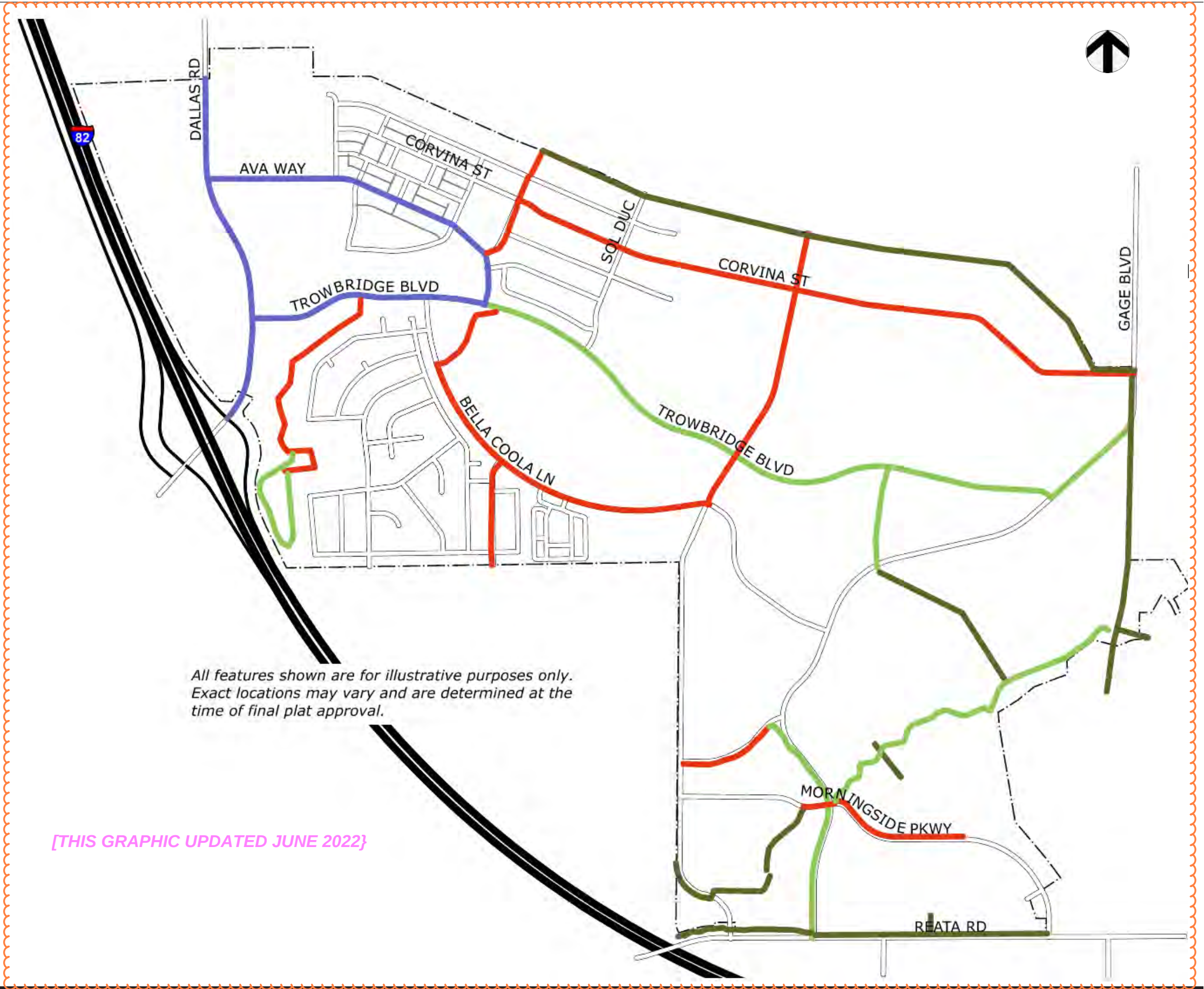
A fourth type of trail, Equestrian Trail, may be also constructed, at the discretion of the developer.

Two Trail Types are located in the Greenway Parks: City Primary Trails and Secondary Trails. These trails are intended to be the cross-community trail system that links all neighborhoods within Badger Mountain South. The City Primary Trail meanders within the Greenway Parks, sometimes near the adjoining streets, but primarily away from the streets and within the Greenway Park itself. Secondary Trails act as connector trails which link one side of the Greenway Park to the other or to the City Primary Trail.

TRAIL LEGEND

- CITY PRIMARY TRAIL
- PRIMARY TRAIL
- SECONDARY TRAIL
- EQUESTRIAN TRAIL (OPTIONAL)
- URBAN TRAIL

5.H ILLUSTRATIVE PLAN FOR TRAIL LAYOUT AND TRAIL TYPES





Illustrative Photo: Urban Trail



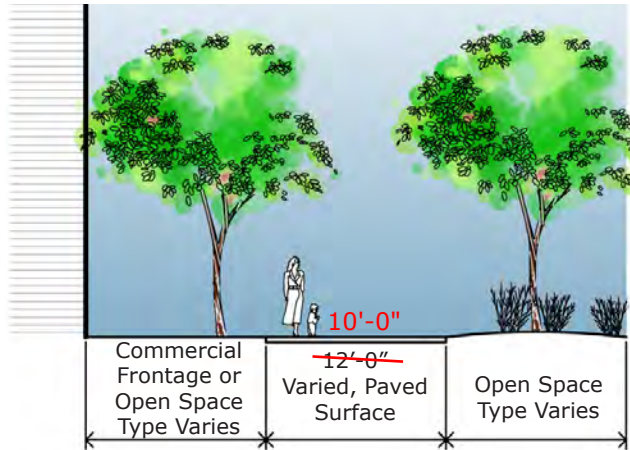
Illustrative Photo: Primary Trail



Illustrative Photo: Secondary Trail

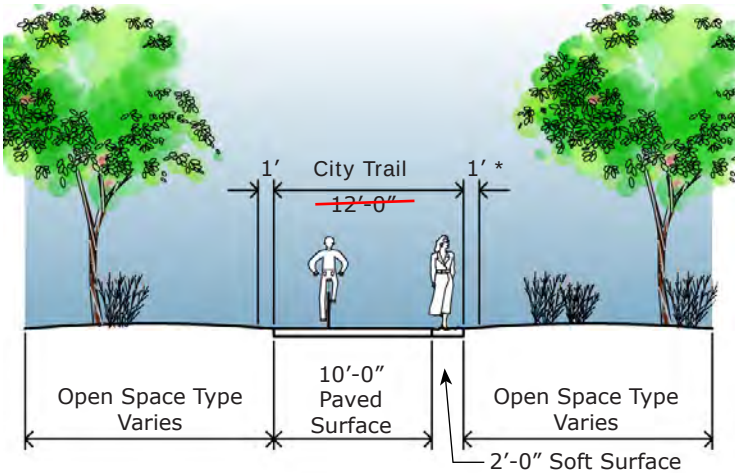


Illustrative Photo: Equestrian Trail



1. DESCRIPTION - URBAN TRAILS

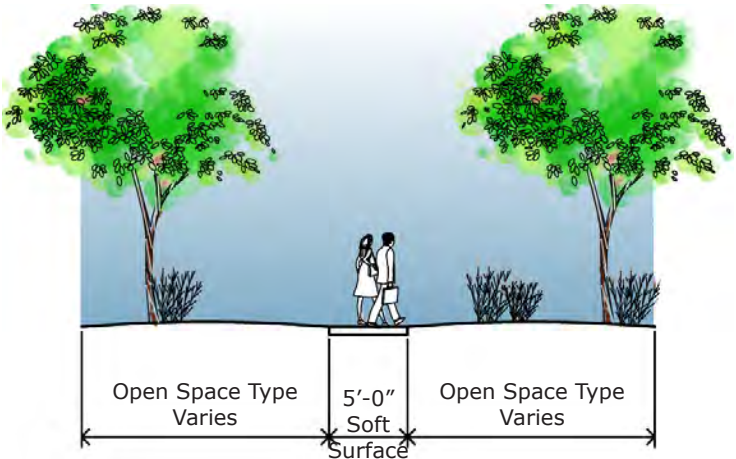
- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 10 ft. ~~12'~~ Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size** *10 ft.*
- (1) Minimum width: ~~12 ft.~~ specialty paved surface.
- d. Standards**
- (1) Principally concrete but other paved surfaces permitted based on overall site design.
- (2) Integrated into the commercial/retail plaza spaces.
- (3) Will serve as a multi-use bicycle and pedestrian trail.
- (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.



2. DESCRIPTION - PRIMARY TRAILS

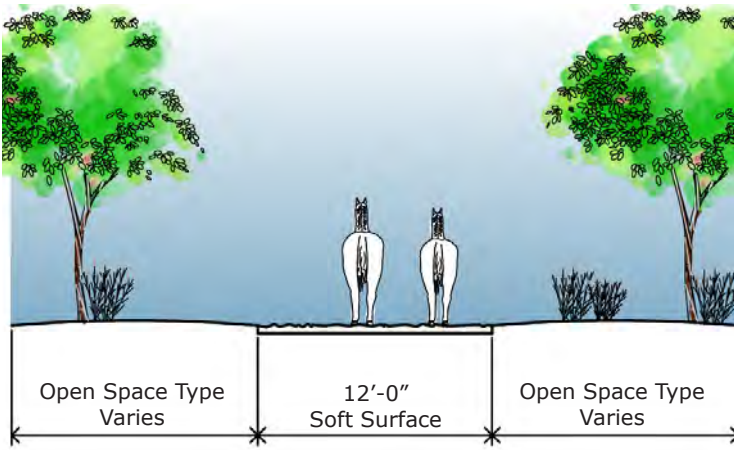
- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas. *update this*
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
- (1) Minimum width: ~~12 ft.~~ 10 ft. concrete or asphalt surface with 2 ft. ~~stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.~~ *10 ft.*
- (2) City Primary Trails width: ~~12 ft.~~ asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
- (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
- (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
- (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

*City Trail Only



3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community. *update this*
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size**
- (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
- (1) Provide compacted sub-grade.
- (2) Will serve as a pedestrian trail.



4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property. *update this*
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types. *update this*
- c. Size**
- (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel. *or*
- d. Standards** *(2) varied surface, 10' min. (12' section)*
- (1) Provide compacted sub-grade.



STREET
STANDARDS

6

Section 6 describes regulations for street layout and circulation throughout the Badger Mountain South community.

The Street Standards Section includes a Regulating Plan for Streets that maps out the street and Edge Types for the Badger Mountain South community.

6.A Introduction6-2

6.B Regulating Plan for Streets.....6-2

6.B1 Edge Types.....6-2.1

6.B.2 Typical Road Cross Sections.....6-2.2

6.A Introduction 6-2

6.B Regulating Plan for Streets.....6-2

6.C 4-Lane Arterial Collector Street.....6-3

6.D 2-Lane Arterial Collector Street.....6-3

6.E Collector Street.....6-4

6.F 16 ft. Local Street.....6-4

6.F.1 ALTERNATE - 12 ft. Local Street.....6-5

6.G Rear Alley.....6-5

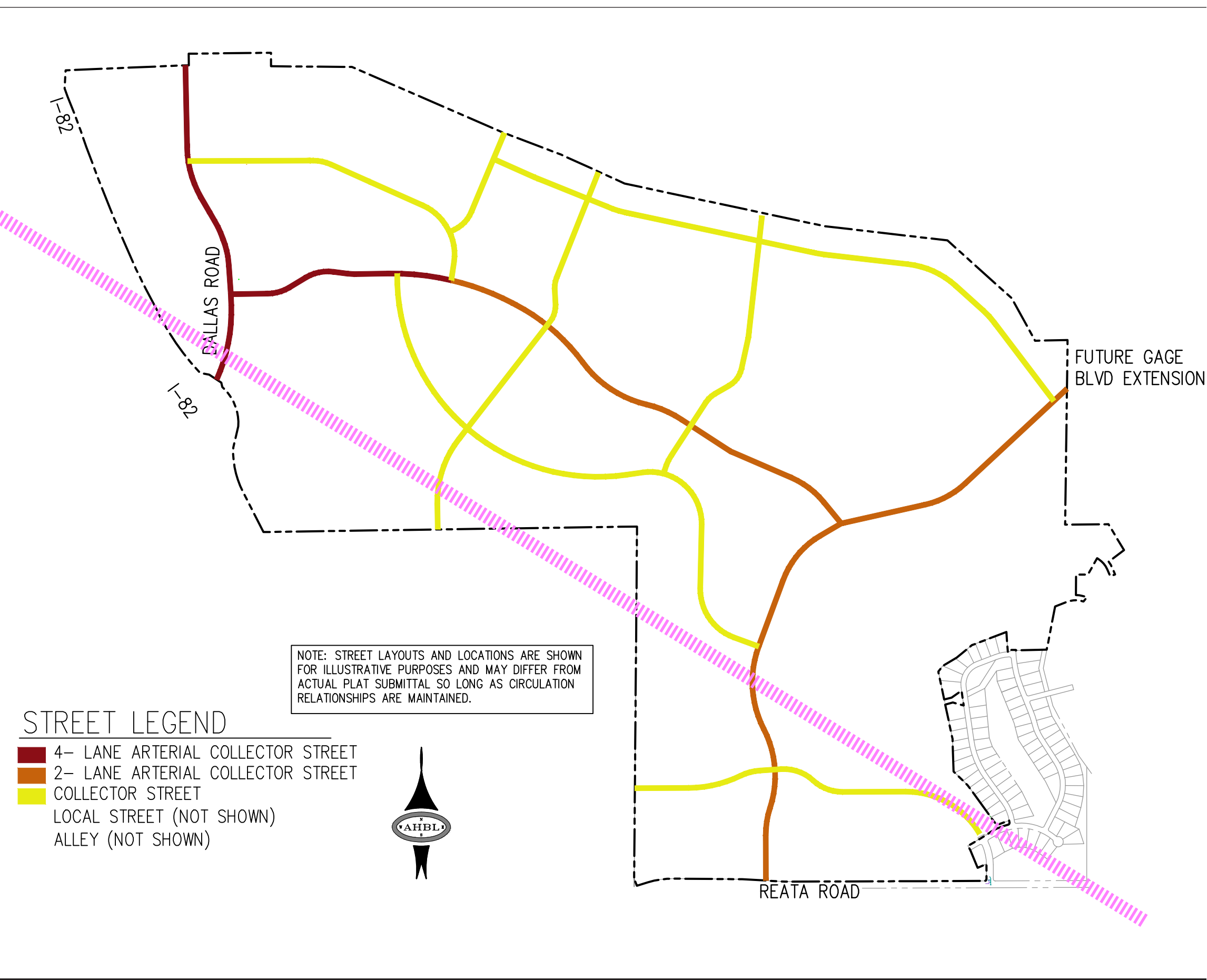
6.H Roundabout.....6-6

6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also introduces the concept of “edge types” which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

6.B REGULATING PLAN FOR STREETS



6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

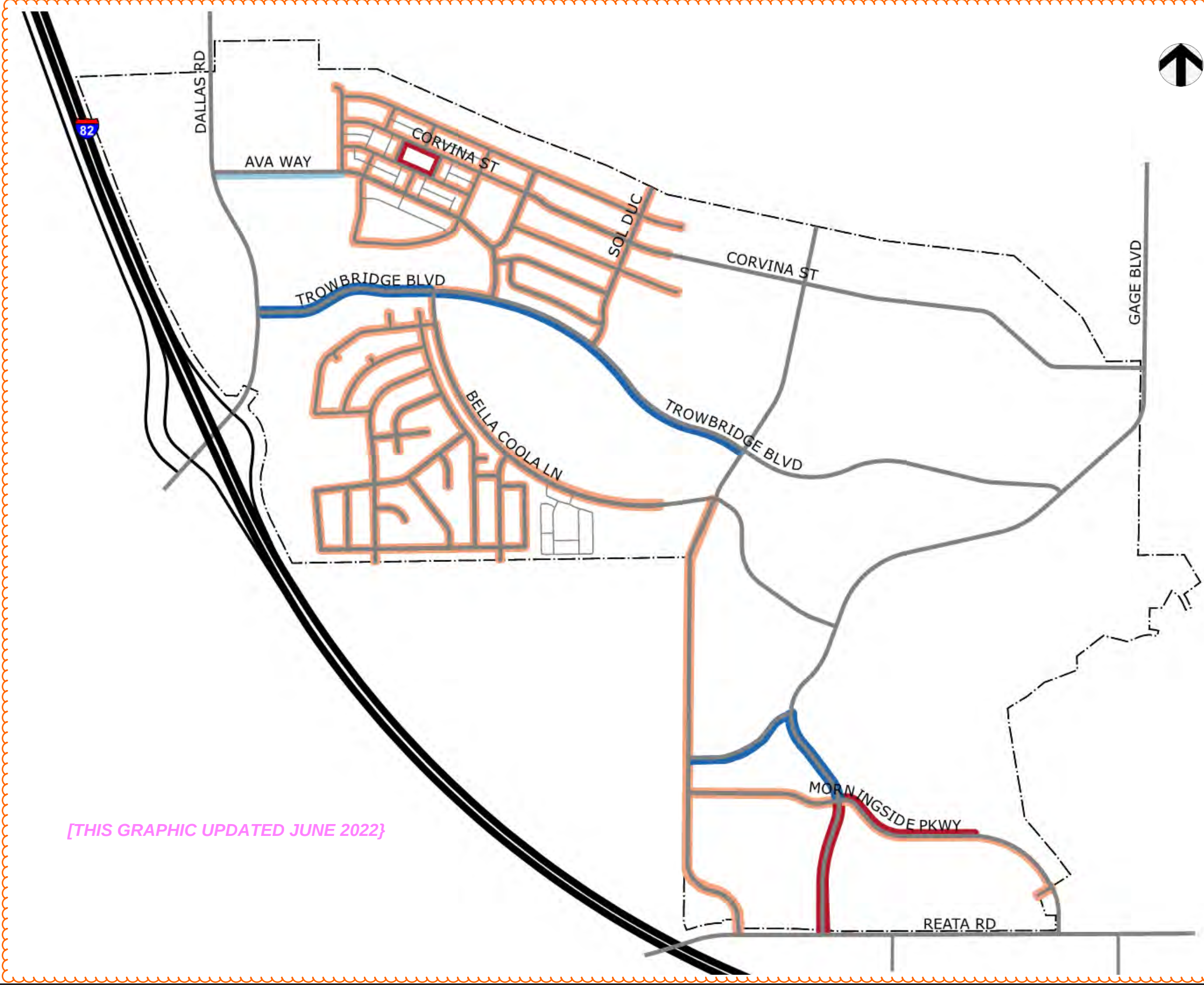
Section 6 also introduces the concept of “edge types” which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C. through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

Because this LUDR has been amended before, and could be amended in the future, please note that roadways which have already been built (or approved for construction) can vary as they were subject to earlier regulations. Previous versions of the LUDR provided specific road right-of-way, lane and pavement widths but future development will be consistent with City adopted standards with modifications as approved through the platting process.

EDGE TYPE LEGEND

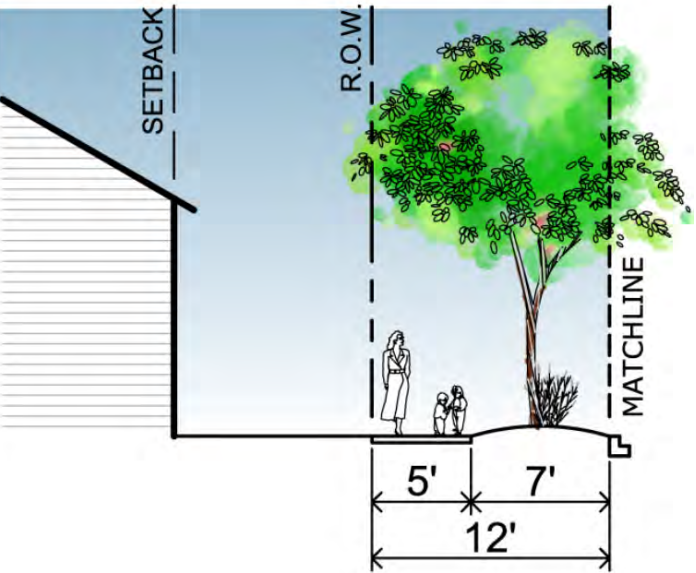
- Undetermined
- Edge Type A
- Edge Type B
- Edge Type C
- Edge Type D

6.B REGULATING PLAN FOR STREETS



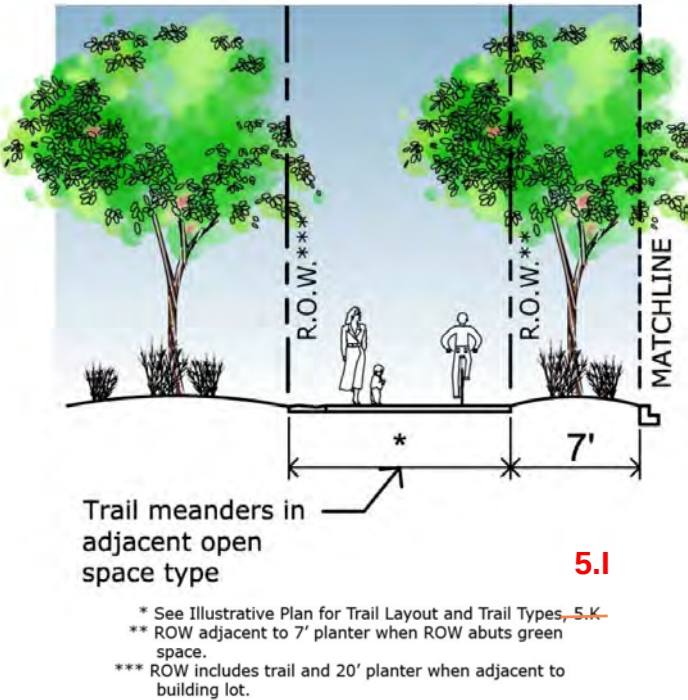
6B.1 EDGE TYPES

6B.1A EDGE TYPE A



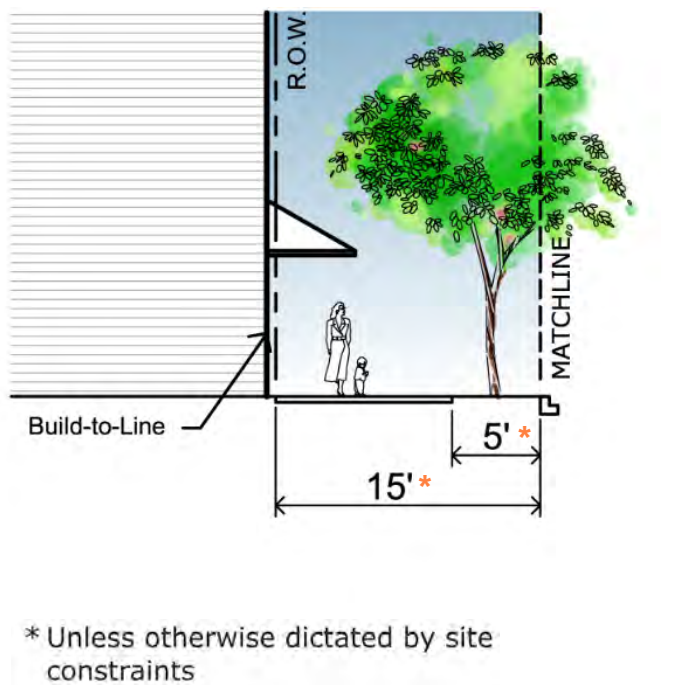
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

6B.1B EDGE TYPE B



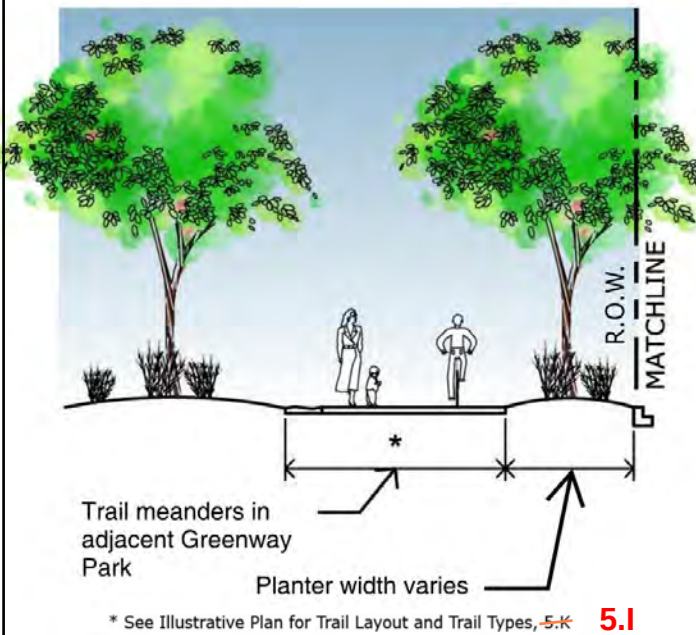
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6B.1C EDGE TYPE C



KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type *	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type *	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

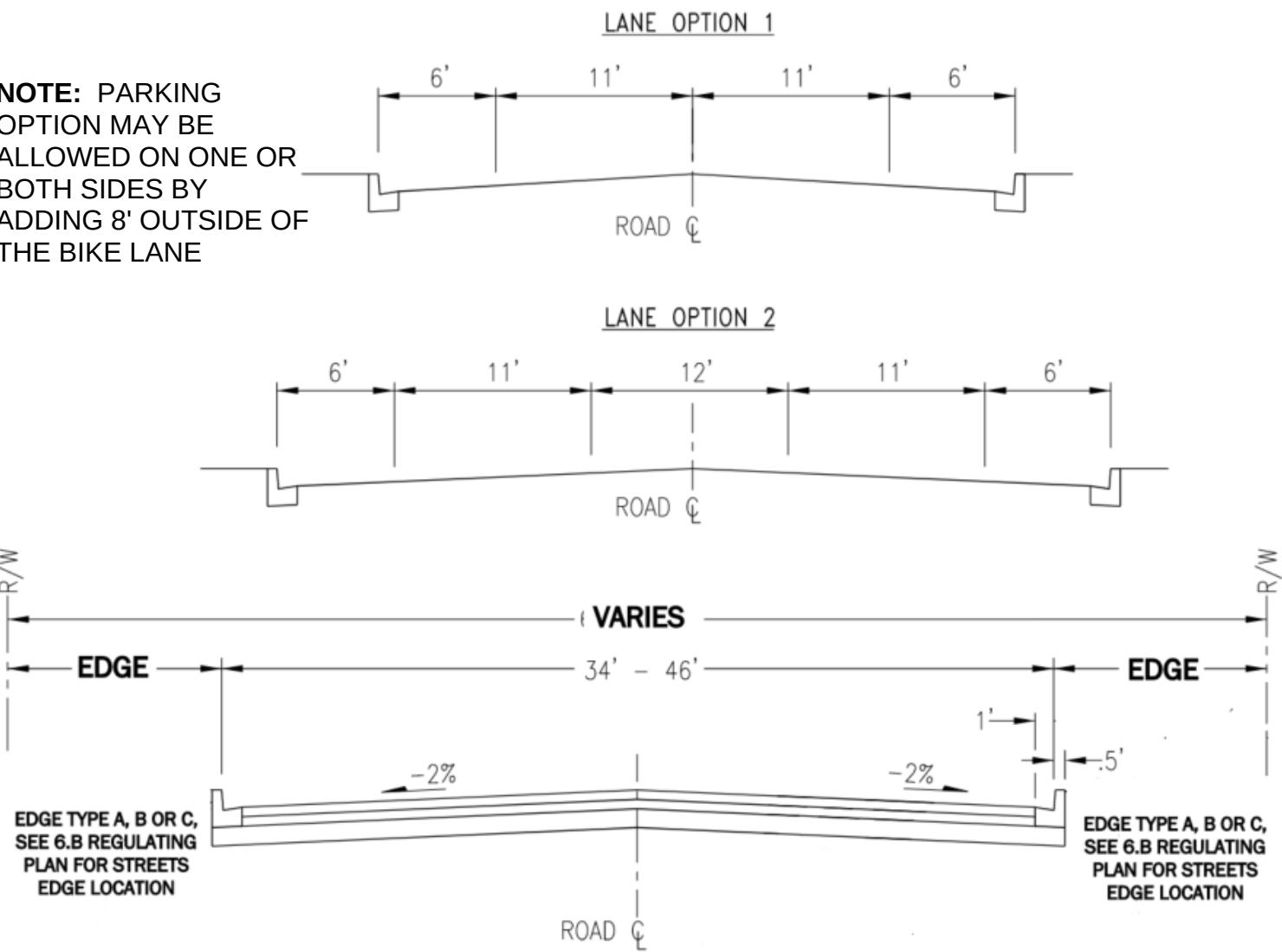
6B.1D EDGE TYPE D



KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space

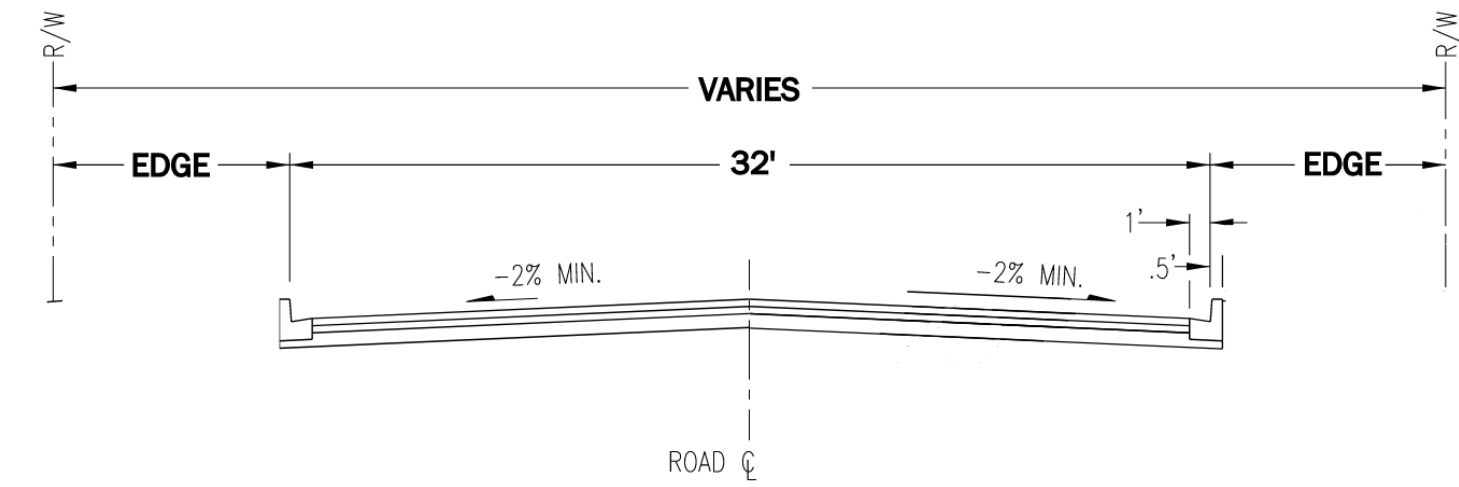
6B.2 TYPICAL ROAD CROSS SECTIONS

6B.2A MAJOR COLLECTOR / ARTERIAL COLLECTOR (TYPICAL)



Note: This is the City's Major Collector (Arterial Collector) standards (2013_ST11_06_2019) But should bike lanes changed from 6 to 5.5'? Another changes? Accordingly, the curb to curb width would be modified. Sight Triangle note and pavement specs are not included.

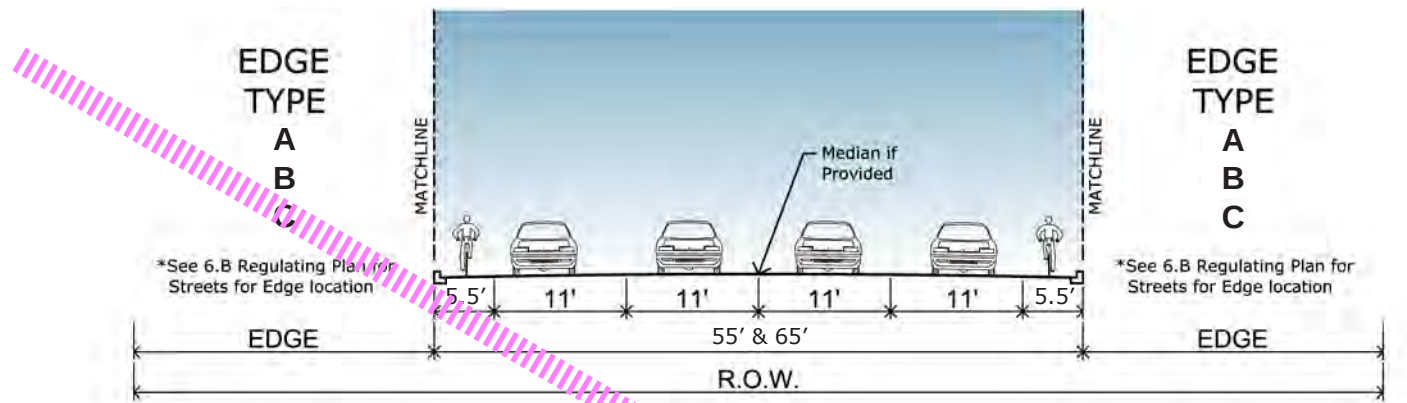
6B.2B MINOR COLLECTOR / LOCAL STREET (TYPICAL)



Note: This is the City's Minor (Neighborhood) Collector and Local Street standards (2013_ST13_06_2019) But with 32' width (not 34') and the Sight Triangle note and pavement specs are not included

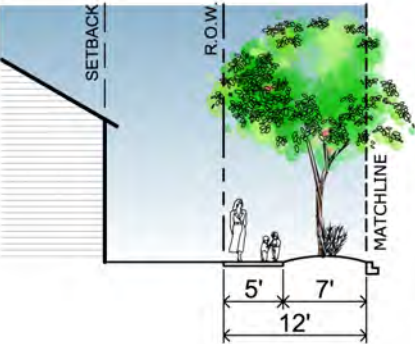
Do we need a note saying that parking on both sides is OK, and will not be restricted?

6.C 4-LANE ARTERIAL COLLECTOR STREET

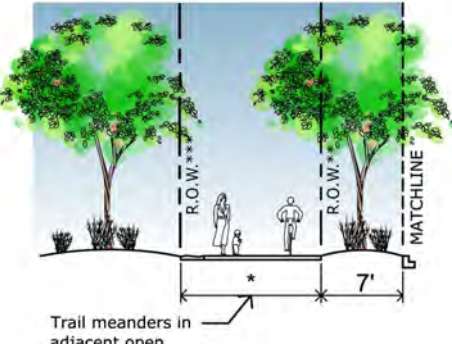


KEY	
	See 6.B Regulating Plan For Streets
LANES	
Traffic	11 ft.
Bicycle	5.5 ft.
Parking	None
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft mimum

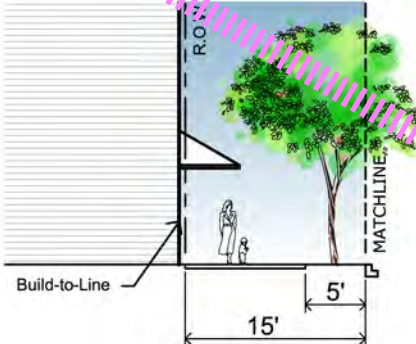
APPLICATION	
Thoroughfare Type	4-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	35 mph
Pedestrian Crossing Time	14.3 Sec.
OVERALL WIDTHS	
Pavement Width	55 ft.
Total R.O.W.	Edge + 54 ft.(+median, if provided)+ Edge
See totals by Edge Type below	



EDGE TYPE A



EDGE TYPE B
* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C
* Unless otherwise dictated by site constraints

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	28 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.

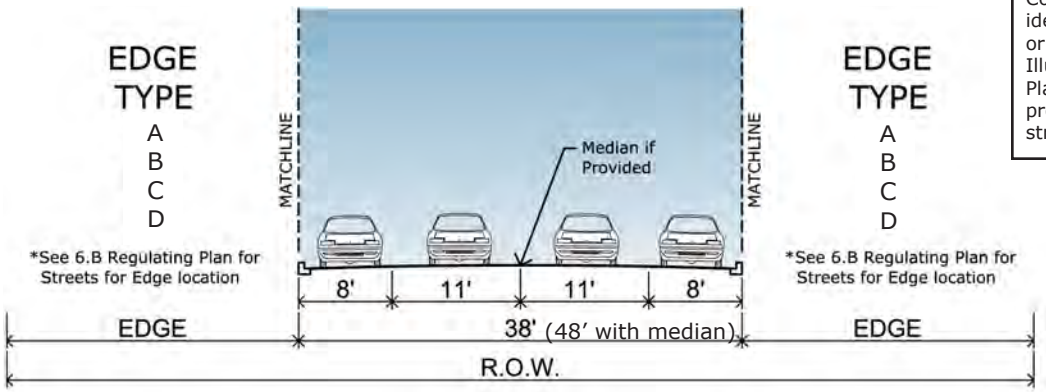
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space
** / ***	

1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

1/2 R.O.W.	42 ft.
R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'C' + Edge 'B'	76 ft.

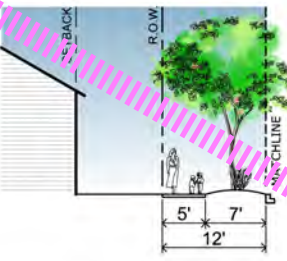
6.D 2-LANE ARTERIAL COLLECTOR STREET



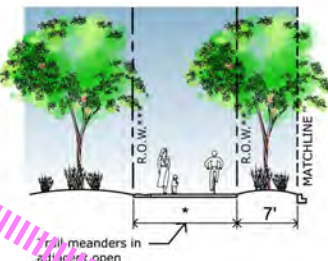
KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	2-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	6.3 Sec.
OVERALL WIDTHS	
Pavement Width	38 ft.
Total R.O.W.	Edge + 38 ft.(+median, if provided)+ Edge
See totals by Edge Type below	

LANES	
Traffic	11 ft.
Parking	8 ft.
Median	(Where shown on 6.B) add 10 ft.
Greenbelt Median (5.H)	(See 5.B for locations) add 60 ft.

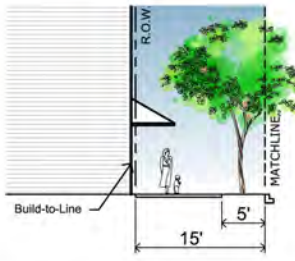
INTERSECTIONS	
Curb Radius	20 ft. minimum



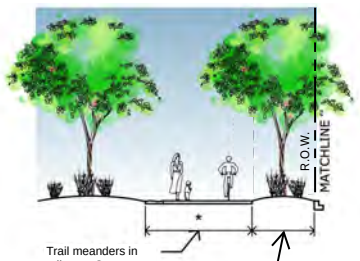
EDGE TYPE A



EDGE TYPE B
* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C
* Unless otherwise dictated by site constraints



EDGE TYPE D

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space
** / ***	

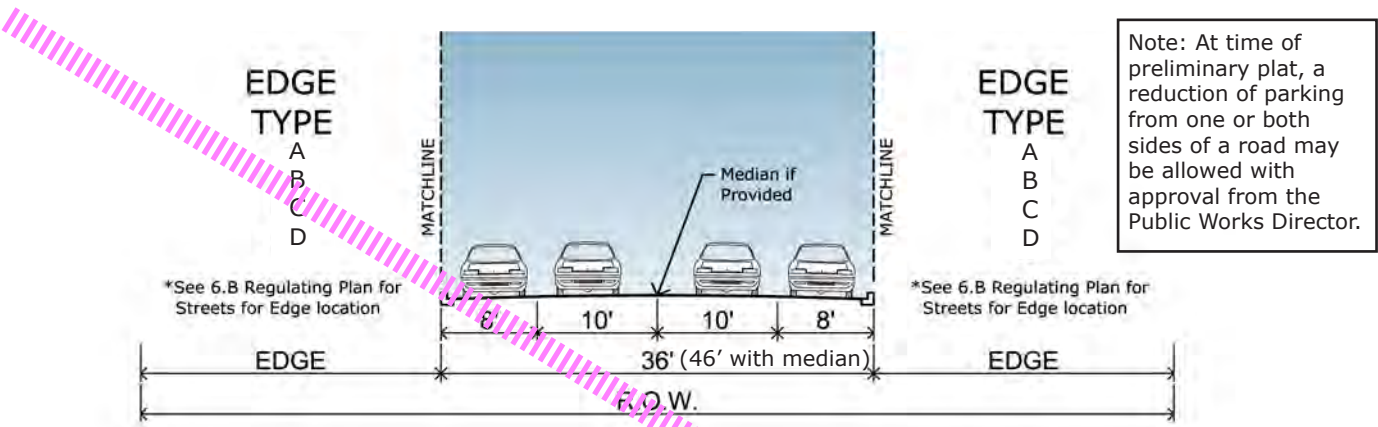
1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average.
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

1/2 R.O.W.	34 ft.
R.O.W. - Edge 'C' Both Sides	68 ft.
R.O.W. - Edge 'C' + Edge 'A'	65 ft.
R.O.W. - Edge 'C' + Edge 'B'	60 ft.

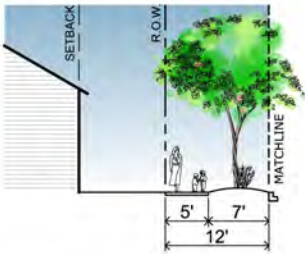
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Primically evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.E COLLECTOR STREET

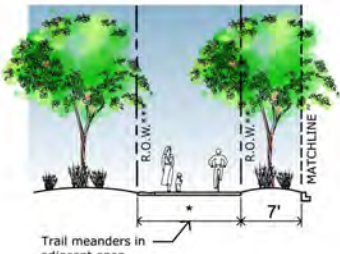


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge
See totals by Edge Type below	

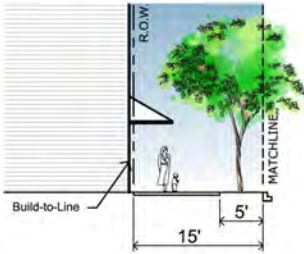
LANES	
Traffic	10 ft.
Parking	8 ft.
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum



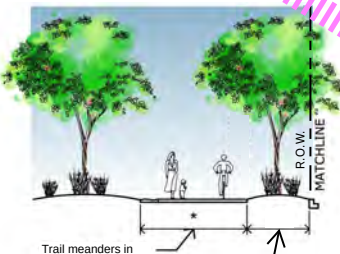
EDGE TYPE A



EDGE TYPE B



EDGE TYPE C



EDGE TYPE D

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

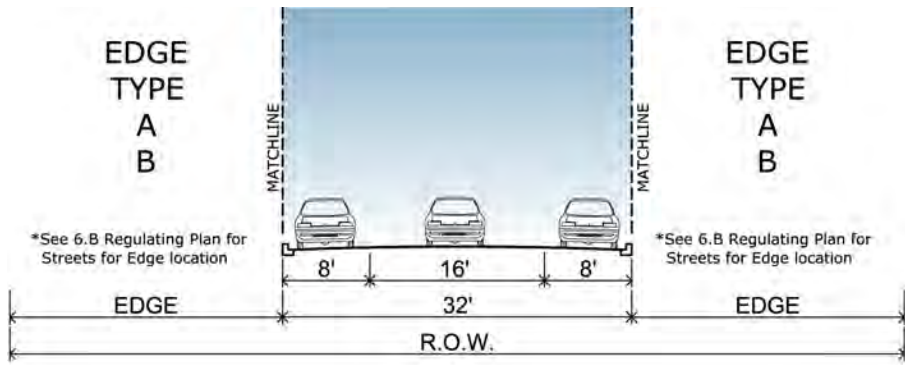
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average.
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Primarily evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.F 16 FT. LOCAL STREET

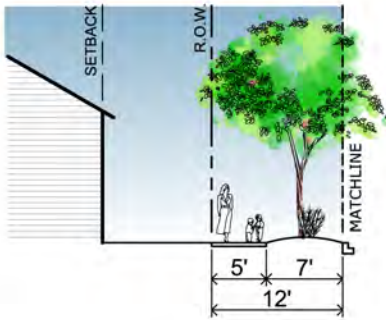
Note: At time of preliminary plat, a reduction to a 12 ft. pavement width per 6.F.1 ALTERNATE, may be allowed with approval by the City of Richland Public Works Director, subject to such conditions as are deemed necessary to provide a safe transition between pavement widths and to provide safe and adequate intersection turning movements.



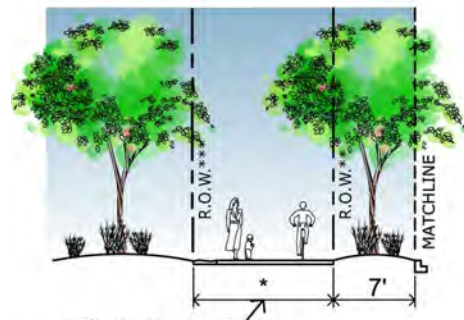
KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	32 ft.
Total R.O.W.	Edge + 32 ft. + Edge
See totals by Edge Type below	

LANES	
Traffic	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS	
Curb Radius	20 ft. minimum.



EDGE TYPE A

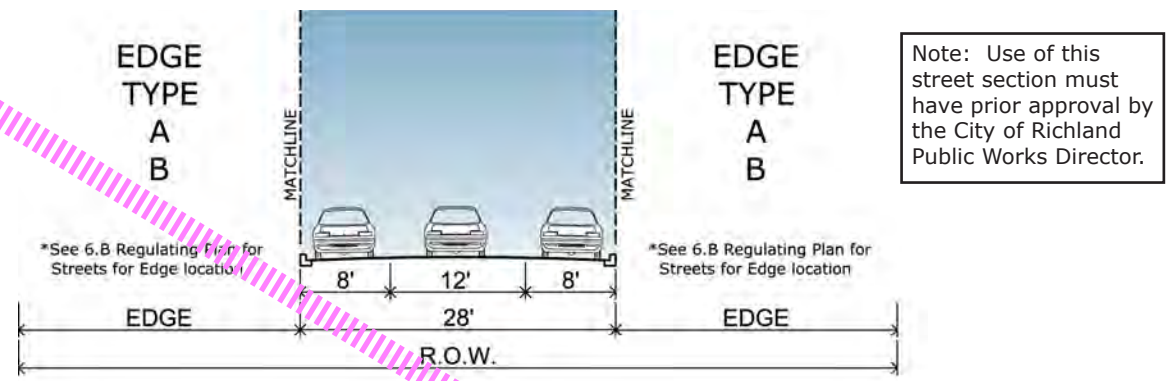


EDGE TYPE B

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

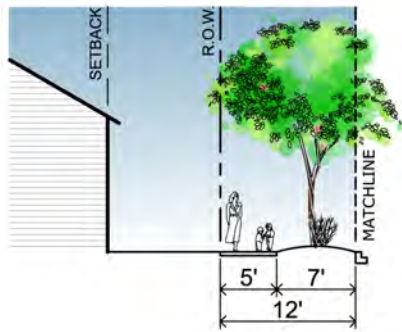
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.F.1 ALTERNATE - 12FT. LOCAL STREET

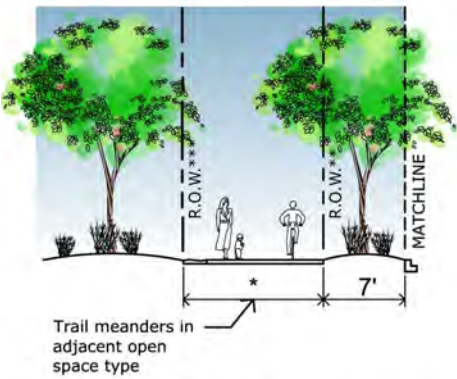


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	28 ft.
Total R.O.W.	Edge + 28 ft. + Edge
See totals by Edge Type below	

LANES	
Traffic	10 ft.
Parking	8 ft.
Median	None
INTERSECTIONS	
Curb Radius	20 ft. Typ.



EDGE TYPE A



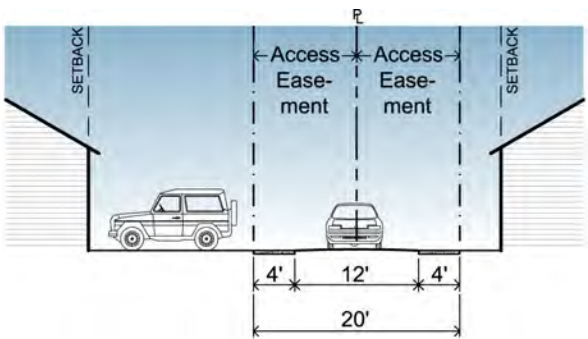
EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, S.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average.
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6.G REAR ALLEY

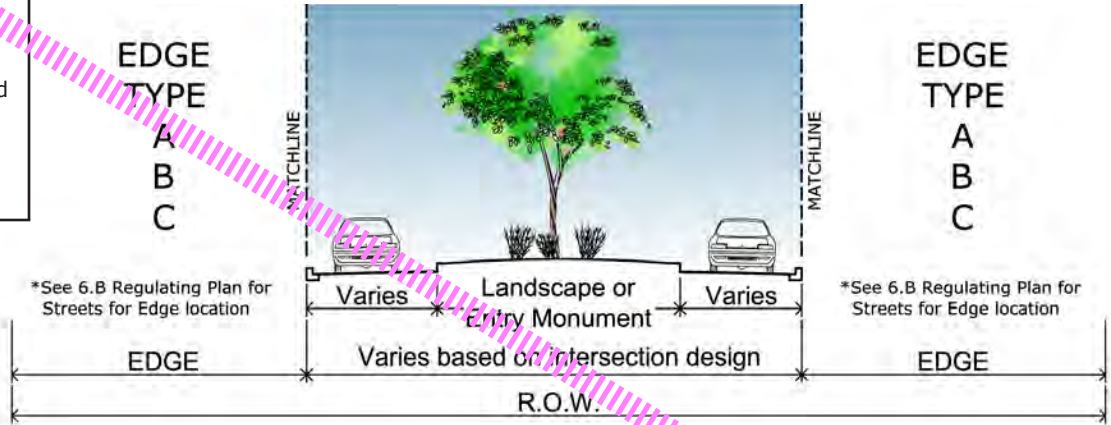


KEY	
	See 6.B Regulating Plan For Streets
APPLICATION	
Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.
OVERALL WIDTHS	
Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

LANES	
Traffic	12 ft.
Parking	None
Median	None
Ownership	Private
INTERSECTIONS	
Curb Radius	20 ft. Typ.
ACCESS EASEMENT	
From Rear Yard Property Line	10 ft.

6.H ROUNDABOUT

Note:
Roundabouts
are allowed at
intersections and
will be built per
City of Richland
Public Works
Standards.



KEY

○ See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Yielding roundabout
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	Varies based on location

LANES

Traffic Varies based on intersection design

INTERSECTIONS

Curb Radius Varies based on intersection design

EDGE TYPE A

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

EDGE TYPE B

*See Illustrative Plan For Trail Layout and Trail Types, 5.K

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space
Frontage Type	Greenbelt or Open Space

EDGE TYPE C

* Unless otherwise dictated by site constraints

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential



**BLOCK STANDARDS
AND
PROJECT TARGETS**

7

Section 7 establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land. Illustrative Neighborhood Plans and density targets are provided to ensure that community goals are met.

7.A	Introduction	7-2
7.B	Block Standards	7-2
7.C	Project Density and Open Space Targets.....	7-3
7.D	Illustrative Neighborhood Development Plan.....	7-3

7.A INTRODUCTION

Section 7 provides the standards to follow when subdividing property in Badger Mountain South. These standards are intended to create an urban infrastructure of walkable blocks interspersed with parks and open space within a ~~traditional neighborhood street grid~~. These elements of the block standards are important components of creating a walkable and sustainable community in Badger Mountain South.

The ~~actual~~ platting and subdivision process begins with a pre-application meeting with the MPA and then follows the City of Richland process as described in RMC Title 24; ~~these steps are illustrated in Section 1.J Submittal Review Process.~~ (See ~~illustrated in~~ Section 1.J Submittal Review Process.)

When creating a residential subdivision, it is important to understand the Building Type intended to be constructed as well as the District in which the properties is found. Both the District and the Building Types establish particular standards that will influence the lot sizes created during the platting process. District standards are identified in Section 3, Urban Form Standards by District, and Building Type standards are identified in Section 8, Building Type Standards.

Badger Mountain South has also established density and open space targets for each of the five residential neighborhoods; these are discussed in Section 7.C. These targets are set to ensure that the community can meet its intended goals of diversity in housing types and prices, and provide opportunities for the establishment of intergenerational neighborhoods as reflected in the ~~diversity of housing built here~~. The density and open space targets are monitored by the City of Richland Development Services Department during plat and subdivision review.

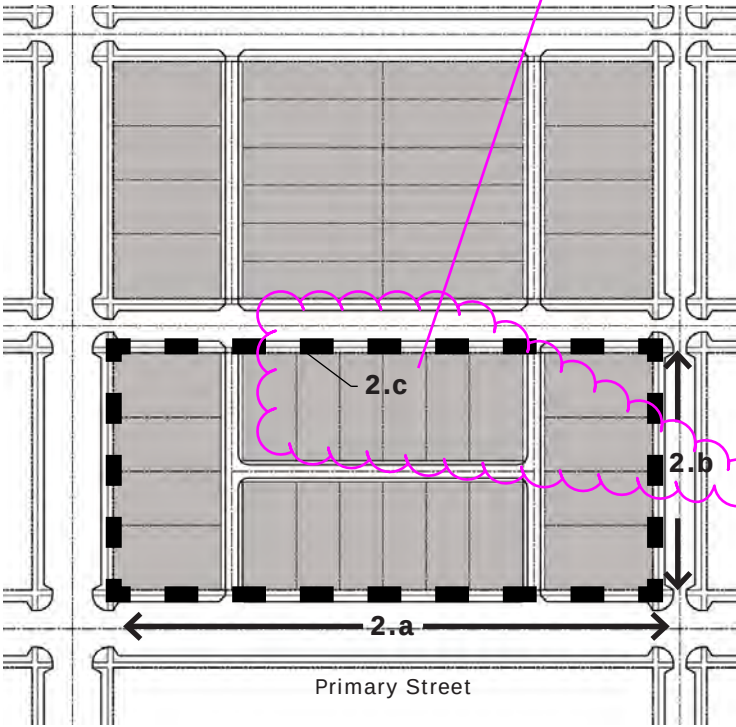
(West Vineyard, West Village, East Garden, East Market and South Orchard)

in the various housing types built in Badger Mountain South.

a mixture of traditional neighborhood street grids and neighborhoods that do not use a grid form but feature amenities and features to encourage walking.

Remove 2.b and 2.c labels

7.B BLOCK STANDARDS



Block Diagram

1. INTENT

The layout of an interconnected street network composed of small blocks are a crucial component to creating a walkable community. The intent of these standards is to create a pedestrian environment that has limited interruptions from vehicles, and allows for maximum connectivity to the surrounding neighborhood areas and amenities.

2. BLOCK DIMENSIONS

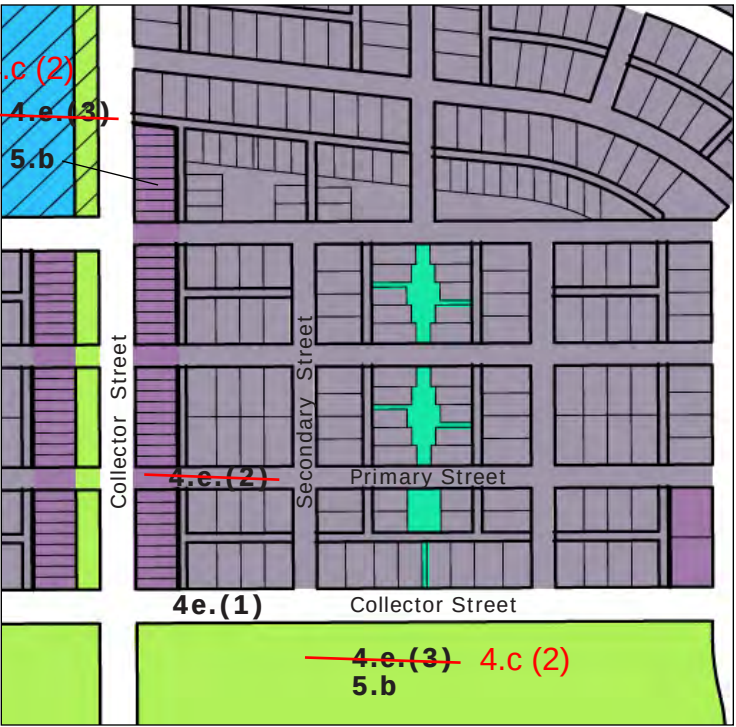
- a. Length: 1,000 ft., maximum *
*400 ft. max. in BMS-VMU District on cul-de-sacs.

3. STREET NETWORK

- a. A simple grid street and block network is preferred.
- b. The street and block network is not required to be orthogonal in response to site features and/or topographical constraints, however streets should be interconnected.
- c. Street stubs are required when adjacent sites are vacant.
- d. Cul-de-sacs are discouraged but will be allowed where necessary due to site constraints or to enhance the walkable community by limiting vehicle access.
- e. All buildings must face a street or shared open space.

4. ALLEYS / STREET ACCESS

- a. ~~f.~~ Alleys are encouraged to be used in the following Districts:
 - (1) ~~Village Mixed-Use (BMS-VMU), except for Commercial/ Mixed-Use / Liner Building Type which may utilize the entire block.~~
 - ~~(2)~~ Neighborhood Collector (BMS-NC), except for commercial sites with Neighborhood Goods and Services Building Type.
- b. ~~e.~~ Dead-end alleys greater than 150 ft. are not permitted.
- c. ~~d.~~ Blocks with direct street access lots (i.e. without Alleys) are to be limited in use per the following criteria:
 - (1) Direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NE District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.



Typical Blocks with Alleys and Limited Blocks with Street Access Only

(2) ~~(3)~~ Due to increased pedestrian traffic, street accessed blocks are not allowed across from Civic spaces.

5. BLOCK CONFIGURATION

- a. In order to create neighborhood ~~diversity~~, a minimum number of Building Types per block are required as follows:
Refer to Section 2.D for all of the Building Types that are allowed in each District.
~~(1) Village Mixed-Use (BMS-VMU): 2 Types/Block~~
~~(2) Neighborhood Collector (BMS-NC): 2 Types/Block~~
~~(3) Neighborhood General (BMS-NG): 2 Types/Block~~
- b. Blocks adjacent to the Civic District (BMS-CIVIC) are required to have lots fronting onto the Civic space.

variation encouraged
fix spacing, numbering

fix numbering

7.C PROJECT DENSITY AND
OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood Sectors are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood Sectors are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

DENSITY TARGETS:	Min.	Max.
WEST VILLAGE	830 units	1040 units
WEST VINEYARD	430 units	510 units
EAST GARDEN	1,050 units	1,150 units
EAST MARKET	1,300 units	1,650 units
SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

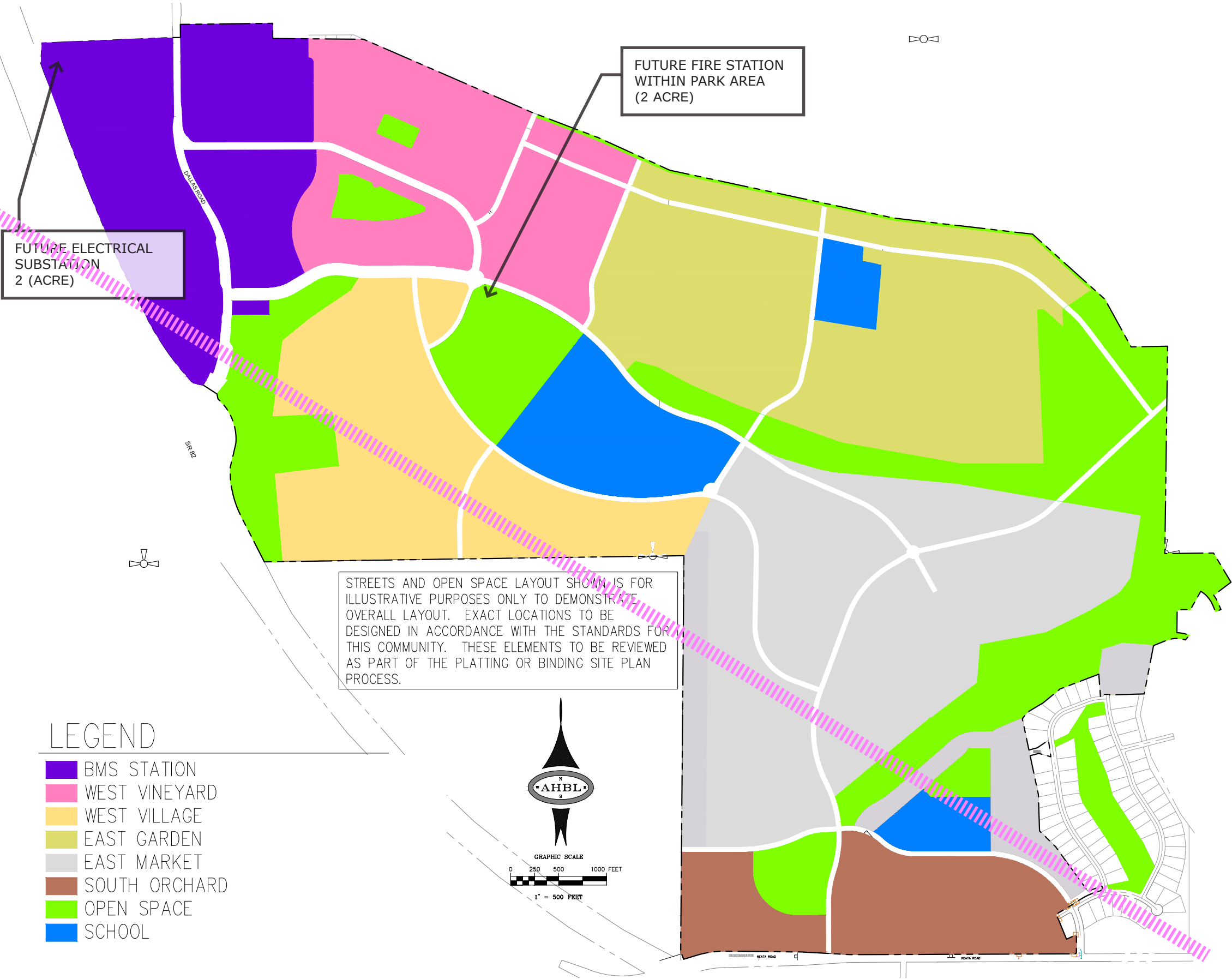
NOTES:

a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.

c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



(Badger Mountain Station may also have some **non-commercial** elements).

7.C PROJECT DENSITY AND OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood ~~Sectors~~ are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood ~~Sectors~~ are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

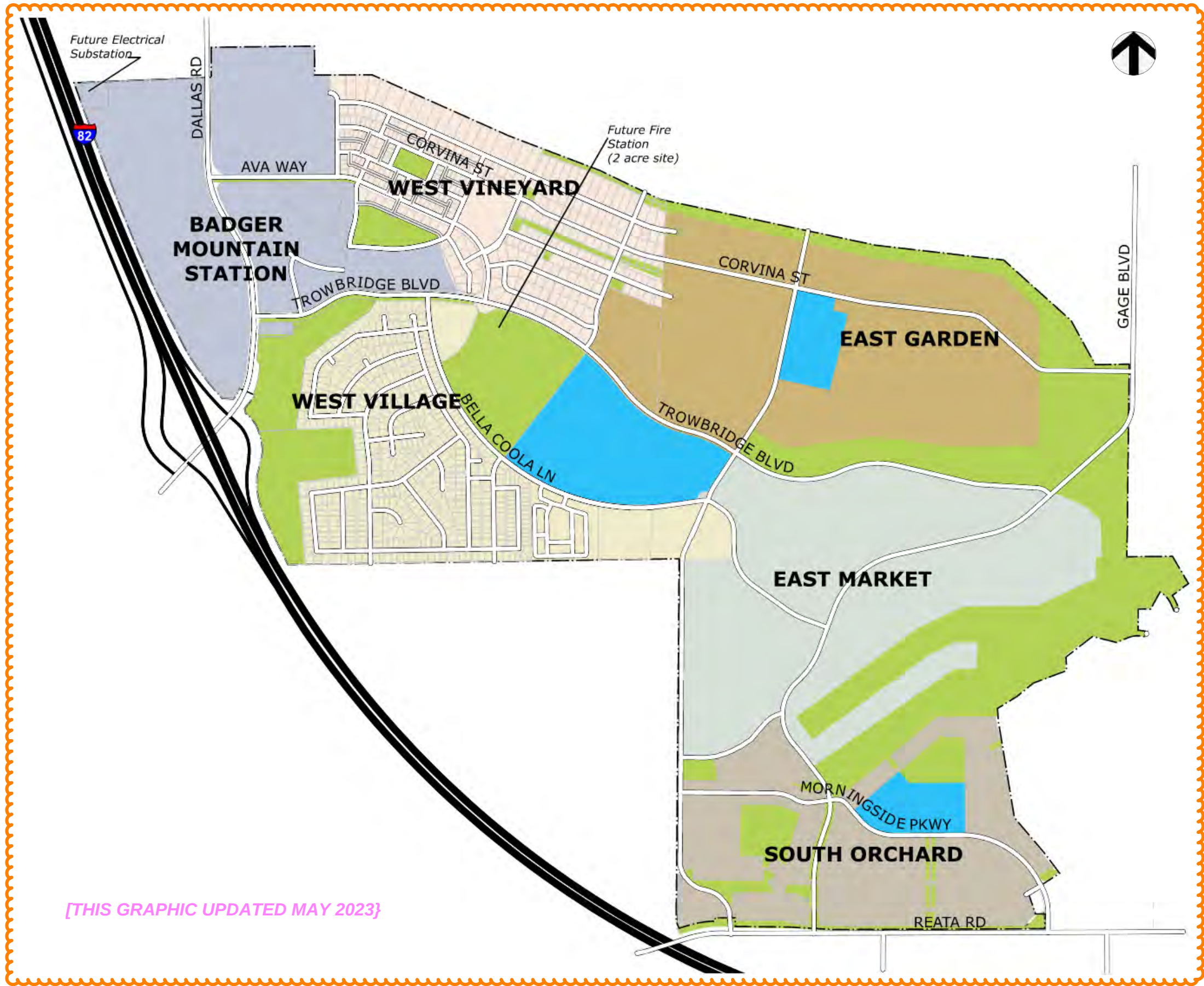
DENSITY TARGETS:	Min.	Max.
WEST VILLAGE	830 units	1040 units
WEST VINEYARD	430 units	510 units
EAST GARDEN	1,050 units	1,150 units
EAST MARKET	1,300 units	1,650 units
SOUTH ORCHARD	540 units	650 units
TOTALS:	4,150 UNITS	5,000 UNITS

Note None of this is proposed to be changed

Note "a" is no longer proposed to be removed.

- NOTES:
- a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.
 - b. Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.
 - c. Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



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BUILDING TYPE STANDARDS

8

Section 8 identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South.

Commercial Districts and Projects

8.A Introduction	8-2
8.B Building Types Summary.....	8-2
8.C Common Design Standards for all Districts.....	8-3
8.D Civic/Community/Institutional.....	8-4
8.E Neighborhood Goods and Services Buildings.....	8-5
8.F Commercial/ Mixed-Use / Liner.....	8-6
8.G Live/Work	8-7
8.H Stacked Unit Building.....	8-8
8.I Row House	8-9
8.J Courtyard Housing.....	8-10
8.K Mansion Apartment	8-11
8.L Paired House (Duplex).....	8-12
8.M Cottage Court.....	8-13
8.N Single-Family House - Alley Access.....	8-14
8.O Single-Family House - Street Access.....	8-15
8.P Accessory Unit	8-16

8.A INTRODUCTION

~~identifies~~ details
This Section identifies the design standards for each of the Building Types allowed within the Districts that make up Badger Mountain South. These standards ensure that the proposed development is consistent with the Badger Mountain South community goals for building form, character and quality.
these regulations

~~this code~~
Building Types are defined in this code primarily by the physical form of the building and secondarily by its use or function. Specific placement and configuration of building or groups of buildings are regulated to create certain physical spaces between and within the buildings. The intent of this Section is to provide a variety of Building Types, often within the same block, to create a diverse community.

A community composed of a variety of Building Types provides a range of housing prices, proximity to neighborhood services and amenities and the potential to establish intergenerational neighborhoods.

Commerical Districts and Projects.
The individual Building Type Standards are preceded by Section 8.C., Common Design Standards applicable to all Districts. The Common Design Standards identify principles or unifying features that will be applied to all Building Types in any District. These standards further the goal of creating a walkable and sustainable community.

The Building Type Standards that follow include:

- 1. Building Type Description
- 2. Applicable Districts
- 3. Streetscape
- 4. Lot Size
- 5. Access
- 6. Building Size and Massing
- 7. Frontages
- 8. Landscape Standards
- 9. Sustainable Standards
- 10. Site Improvement Standards
- 11. Parking
- 12. Accessory Units (where applicable)

Each building in the Badger Mountain South community, with the exception of development in the Special Districts, shall be one of the Building Types listed here and shall be designed in compliance with the standards of this Section. The Special Districts included in Section 4 are not regulated by Building Type, however Section 8.C Common Design Standards, ~~applies to all Districts, including~~ includes Special Districts.
for all Commercial Districts and Projects.

In addition to the standards in this Section, each Building Type is subject to the requirements of the applicable Urban Form Standards for Districts in Section 3 and the applicable Frontage Type Standards in Section 9. As previously noted on page 3-2, since the Urban Form Standards for Districts found in Section 3 are of primary importance in establishing the character and quality of the neighborhoods, they supersede the Building Type Standards when in conflict.

Section 3 Urban Form Standards for Districts identify the intent of the District and regulate the building placement on lot (setbacks and encroachments), building profile and type (building height, Building Types and Frontage Types) and parking (placement, access and requirements).

Section 9 Frontage Type Standards define the various allowed Frontage Types and identifies the required configuration (depth, width, height, components, etc) of each type.

8.B BUILDING TYPES SUMMARY

SUMMARY OF TYPE CHARACTERISTICS					BUILDING TYPES ALLOWED BY DISTRICT							
BUILDING TYPE	MULTI-FAMILY	MIXED-USE	LOT WIDTH Min. - Max.	STORIES Max.	BMS-VMJ	BMS-NC	BMS-NG	BMS-NE	BMS-CIVIC	BMS-SD-SR	BMS-SD-CMU	BMS-SD-DR
8.D CIVIC/COMMUNITY/INSTITUTIONAL FACILITIES	NO	NO	No Limit	3	A X	A X	A X		A X	Note: Special Districts are not regulated by Building Type. See Section 4 for District intent and standards. See also 8.C for Common Design Standards applicable to all Districts. for all Commercial Districts and Projects.		
8.E NEIGHBORHOOD GOODS AND SERVICES BUILDING	NO	NO	300 ft. Max.	3	A X	A X						
8.F COMMERCIAL / MIXED-USE / LINER	YES	YES	25 ft. -400 ft. Min - Max	4	A X	A X						
8.G LIVE/WORK BUILDING	YES	YES	24 ft. Min.	3	A X	A X						
8.H STACKED UNIT BUILDING	YES	NO	200 ft. Max.	3	A X	A X						
8.I ROW HOUSE / TOWN HOUSE	YES	NO	16 ft. Min.	3	A X	A X						
8.J COURTYARD HOUSING	YES	NO	125 ft. Min.	2.5		A X	A X		-P			
8.K MANSION APARTMENT (3 - 6 PLEX)	YES	NO	70 ft. -100 ft. Min - Max	2.5		A X	A X		-P			
8.L PAIRED HOUSE (DUPLEX)	YES	NO	50 ft. -70 ft. Min - Max	2.5		A X	A X		-P			
8.M COTTAGE COURT	NO	NO	35 ft. Min.	2			A X		-P			
8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS GARAGE	NO	NO	40 ft. Min.	2.5		A X	A X	A X	-P			
8.O SINGLE-FAMILY HOUSE - STREET ACCESS GARAGE	NO	NO	50 ft. Min.	2.5			A X	A X	-P			
8.P ACCESSORY UNIT	NO	NO	35 ft. Min.	2			A X	A X	-P			

A
~~X~~= Allowed Building Type
-P = Allowed only in -P Overlay District, if land use conditions, as found in 2.C. Land Use Table are met.

Note: In the Table We want to use "A" for allowed (which is more intuitive) instead of "X"



Illustrative Photo: Commercial Plaza

GENERAL
1. SITE DESIGN

- a. Site buildings to respond to unique site conditions such as non-rectangular lots, location on prominent intersections, unusual topography, views and other natural features.
- b. Maximize opportunities for usable, attractive, well-integrated open space.
- c. Site design shall account for solar access and shading at exterior open space.
- d. Minimize the height of retaining walls and/or reduce their visual impact by means of textured surface, inlaid materials, green screens and other types of landscaping.
- e. Entries shall be clearly identifiable from the street.
- f. Provide buffers at residential entries at sidewalks and within mixed-use frontages by means of entry courtyards, porches or stoops as well as landscaping.

2. WALKABLE DESIGN – PROMOTE PEDESTRIAN SAFETY

- a. Provide a linked, safe pedestrian circulation pathway.
- b. Link public open space with entries, courts and plazas.
- c. Minimize crossing sidewalks with vehicle access.
- d. Access parking from Alleys or Secondary (Side) Streets where Alleys are not present are encouraged.
- e. Vehicular access to lots from streets is limited per the criteria in Section 7.B.
- f. Sidewalks wider than the 15 feet standard and/or plazas at Mixed-Use and commercial frontages are encouraged.

3. ACTIVE STREET ENVIRONMENT – ENCOURAGE AN ACTIVE



Illustrative Photo: Mixed-Use Street Frontage

STREET LIFE

- a. Overhead weather/sun protection at non-residential uses are encouraged.
- b. Provide transparency into and from non-residential uses by maximizing the use of the Storefront Frontage Type (9.B).
- c. Encourage sidewalk activities that support street life where appropriate, such as outdoor dining, indoor-outdoor commercial/retail space, public plazas and outdoor seating.

4. LOCATION OF VEHICLE PARKING / TRASH AND RECYCLING / UTILITY STRUCTURES AND BUILDING SERVICE AREAS

- a. Locate and screen parking lots, trash and utility structures to avoid visibility from the public way.
- b. At corner lot conditions, provide screening by means of a garage, fencing and/or landscaping.
- c. Loading docks, overhead doors, except those serving as architectural feature in retail or dining establishments, and other service entries are allowed only from a Service Street, Alley or parking area.

5. CORNER CONDITIONS



Illustrative Photo: Corner Condition

Design of buildings on corner sites shall respond to their unique community location and visibility as follows:

- a. Buildings on corner lots must ~~address~~ ^{relate to} both streets.
- b. Give special consideration to corners such as angled or curved facade addressing the corner, a recessed entry, wrap around storefront, porch, tower or similar architectural treatment.
- c. Side street facing end elevations to include appropriate articulation, windows and architectural elements, similar to the front elevation.
- d. Give special consideration to the landscape design on corners such as a prominent landscape element, outdoor plaza hardscape or the inclusion of public art.

6. SAFETY AND SECURITY



Illustrative Photo: Courtyard Design

- a. Provide lighting where appropriate and necessary for pedestrian safety.
- b. Design site layouts for "eyes-on-the-street" providing natural surveillance.
- c. Follow CPTED guidelines (Crime Prevention Through Environmental Design) for clear visibility of the front door, appropriate lighting, and clear transition between public and private spaces.
- d. Provide safe accessible pathways connecting interior parking courts with street frontages.

Note: heading placement will be corrected



Illustrative Photo: School / Institutional Building



Illustrative Photo: Community Building



Illustrative Photo: Civic Building

1. TYPE DESCRIPTION

Civic /Community/Institutional Facilities are important structures that help define the neighborhoods and places where they are built. ~~Buildings of this type include schools, public safety buildings, libraries, recreation and other community buildings.~~ Facilities of this type are provided with prominent sites to reflect the building's importance to the community. These sites are distributed throughout the neighborhoods, often at major intersections, terminated vistas or in a larger Local Park.

2. APPLICABLE DISTRICTS

- a. Civic District (BMS-CIVIC) (3.F)
- b. Village Mixed-Use (BMS-VMU) (3.B)
- c. Neighborhood Collector (BMS-NC) (3.C)
- d. Neighborhood General* (BMS-NG) (3.D)

* Civic/community/institutional facilities may be located in a Local Park.

3. STREETScape

- a. In general, Civic, Community and Institutional Facilities are intended to be high profile buildings considering their symbolic presence in the community. The character and function of these Building Types must communicate their symbolic presence and role in the community.
- b. Civic, Community and Institutional Facilities will have more open space around them, more landscaping, are associated with public gathering areas and shall be sited along major vehicle and pedestrian circulation routes.
- c. Only the most durable and long lasting materials shall be used in these Building Types.

4. LOT SIZE

- a. Width: No limits
- b. Depth: No limits
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. Walkable Design: Careful attention must to be given to safe and convenient access and circulation for pedestrians. Consideration must be given to the site selection, placement and access along the community trail network to maximize pedestrian and bicycle access to the facility, see Section 5.K Illustrative Plan for Trail Layout and Trail Types.
- b. The main building entry shall front onto a Collector Street wherever practical. In the BMS-NG District, where a Civic/Community/Institutional Facility may be located in a Local Park surrounded by Local Streets only, the main building entry must be placed along the Primary (Front) Street. The Primary Street shall be established by the blocks on either side of the Local Park.
- c. Vehicular access should be from a Secondary (Side) street or Alley.
- d. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Towers, spires, flag poles or other architectural elements may extend 12 ft. above height limit.
- c. Ground floor ceiling height shall be a minimum of 10 ft .clear to accommodate assembly uses.
- d. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Due unique nature of this Building Type, specific Frontage Types are not ~~applicable.~~ **defined.**
- b. Frontages should clearly express the public nature of the facility with a well defined entry and ~~transparency to~~ **clear outward indication of** community uses.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C and the Civic Landscape standards set forth in Section 11.D are applicable to Civic/Community/Institutional Facilities.~~ **See**

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Civic/Community/Institutional Facilities.~~ **See**

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Civic/Community/Institutional Facilities.~~ **See**

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3. **(and/ or Section 4 as applicable)**
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per section 11.C.7.c except as provided in section 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- d. ~~Refer to Section 3 for additional District specific parking standards.~~



Illustrative Photo: Neighborhood Daycare



Illustrative Photo: Neighborhood Church



Illustrative Photo: Neighborhood Retail

1. TYPE DESCRIPTION

The Neighborhood Goods and Services Buildings are intended to be stand-alone structures, 30,000 square feet and smaller, that contain uses that support the needs of the neighborhoods in which they are located. Typical examples of this type of building are pharmacies, daycare centers, churches, medical clinics and other office buildings.

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed Use (BMS-VMU) (3.B)~~
- ~~b. Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. The scale of the buildings and associated parking shall retain a neighborhood scale.
- b. In the Neighborhood Collector District (BMS-NC), the building is encouraged to be sited on corner lots at the intersection of two Collector Streets along the main gateway entry points to the neighborhoods.

4. LOT SIZE

- a. Width: Maximum 300 ft.
- b. Depth: Maximum None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main building entry shall generally front onto the Collector Street.
- b. Services, including utility access, above ground equipment and trash containers shall be located to the rear of the building or off of the Alley, if provided.
- c. See Section 3 for additional District-specific building height standards.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Massing and scale compatible with surrounding neighborhood.
- c. See Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types and Referenced Sections for the Neighborhood Goods and Services Building are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Greenbelt (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Due to the general nature of this Building Type, other Frontages may be allowed if they promote an active, pedestrian-oriented streetscape.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C and the Commercial Landscape standards set forth in Section 11.D are applicable to Neighborhood Goods and Services Buildings.~~

9. SUSTAINABLE STANDARDS

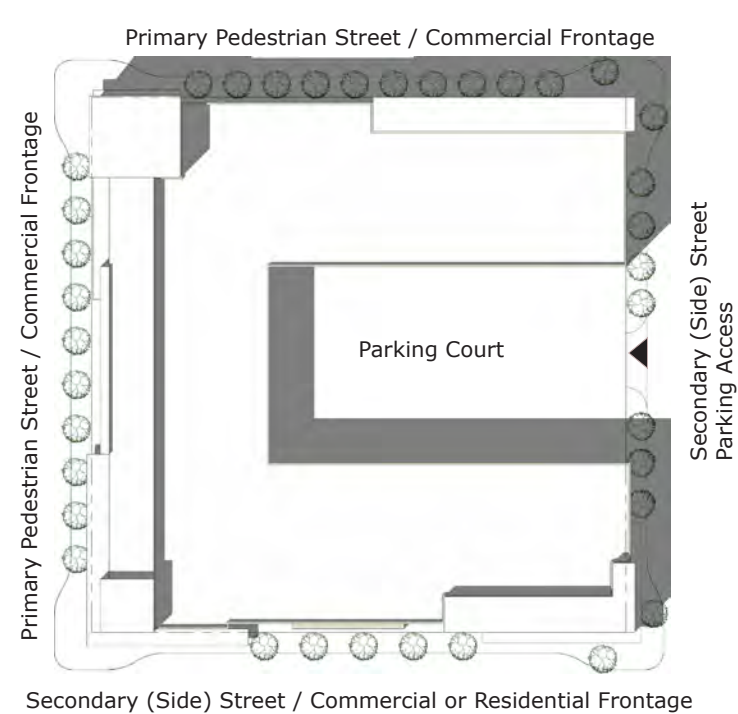
- a. ~~The Common standards in 12.C and the Non-Residential Sustainable standards set forth in Section 12.D are applicable to Neighborhood Goods and Services Buildings.~~

10. SITE IMPROVEMENT STANDARDS

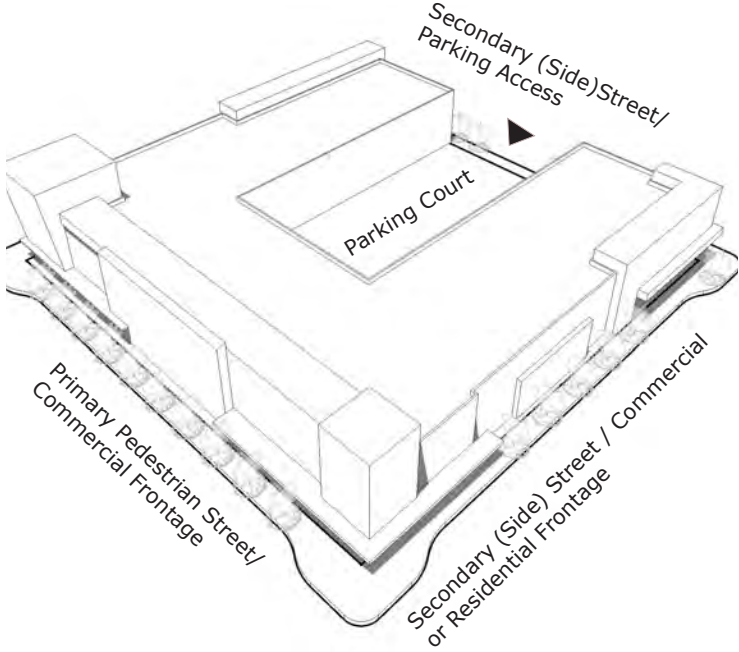
- a. ~~The Standards set forth in Section 13 are applicable to Neighborhood Goods and Services Buildings.~~

11. PARKING

- a. Commercial parking quantity requirements by District - See Section 3 ~~(and/ or Section 4 as applicable)~~
- b. Surface parking lots shall be kept to the minimum size required. Parking shall be screened from the streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c except as provided in 8.C.6.
- c. See Section 13.D for Common Parking Standards.
- ~~d. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Plan Diagram



Illustrative Axonometric Diagram

1. TYPE DESCRIPTION

The Commercial / Mixed-Use / Liner Building Type is utilized to define the commercial street/block frontage in the Badger Mountain South Village Mixed-Use centers. In this type the building lines the block face, while concealing parking behind to create a pedestrian friendly environment and to promote an active commercial streetscape. This Building Type can accommodate a variety of ground floor commercial occupancies including: retail, service, and office uses. Ground floor residential units may be provided on Secondary Streets. Upper floors may contain these same uses, or residential units.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. The ground floor commercial component shall promote an active pedestrian environment through the use of large storefront windows, merchandise display, outdoor dining, overhead weather protection and wide sidewalks, etc. The pedestrian environment is uninterrupted by vehicles to the maximum extent possible.
- b. Ground floor residential uses are allowed on Secondary Street frontages only and may be Live/Work, loft, townhouse or similar configurations with direct street access.
- c. Ground floor residential units shall be setback from the property line horizontally a minimum of 5 ft. with a landscape buffer. Porch or Stoop frontage may extend to the Build-to-Line.
- d. In order to maximize “eyes-on-the-street” and an active streetscape, balconies and patios are encouraged for residential street frontages.
- e. Variety in building height is encouraged along a block face.

4. LOT SIZE

Note: heading placement will be corrected

- a. Width: Minimum 25 ft., Maximum 400 ft.*
*Maximum 150 ft. in BMS-NC District.
- b. Depth: None
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor commercial component should be accessed directly from and face the primary street.
- b. The commercial component access should comply with one of the allowed frontage types.
- c. The commercial frontage shall be uninterrupted by vehicle access. Parking and access for delivery truck / service vehicles should be located behind the building and be accessed from a secondary street.
- d. Ground floor residential uses must provide access directly from the street. Secondary access may be provided by an interior corridor.
- e. Upper level uses shall be accessed by a separate street level entry lobby.
- f. Elevator access should be provided to upper levels, as required by the International Building Code (IBC).
- g. Services, including utility access, above ground equipment and trash containers shall be located behind the building or screened from view.



Illustrative Photo: Commercial Mixed-Use Varied Streetscape

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 4, or as limited by District-specific standards.
- b. Ground floor commercial space shall have a minimum depth of 30 ft.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Commercial / Mixed-Use / Liner Buildings are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt - Limited to one per block face. (9.E)
 - (5) Porch (residential use only) (9.G)
 - (6) Stoop (residential use only) (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Commercial Landscape standards set forth in Section 11.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Non-residential Sustainable standards set forth in Section 12.D are applicable to Commercial / Mixed-Use / Liner Buildings.~~



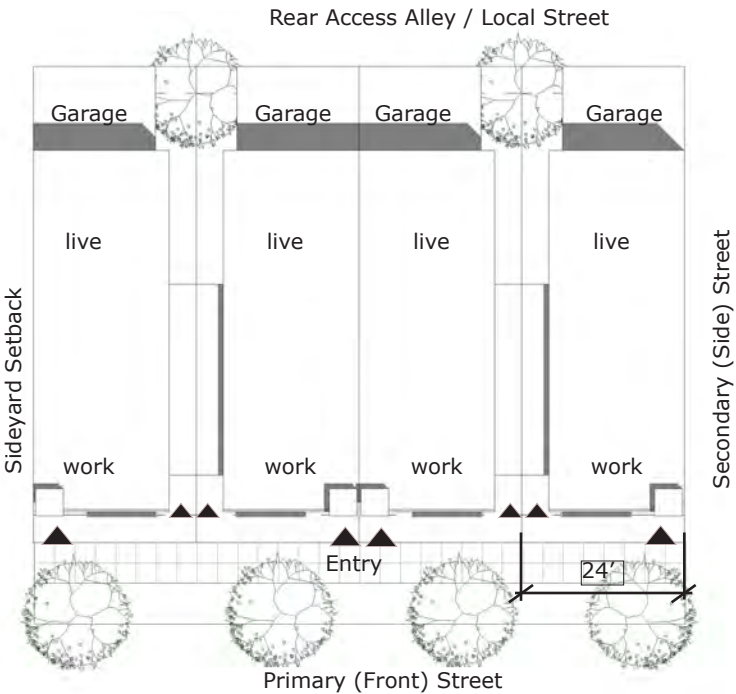
Illustrative Photo: Residential Units above Retail Frontage

10. SITE IMPROVEMENT STANDARDS

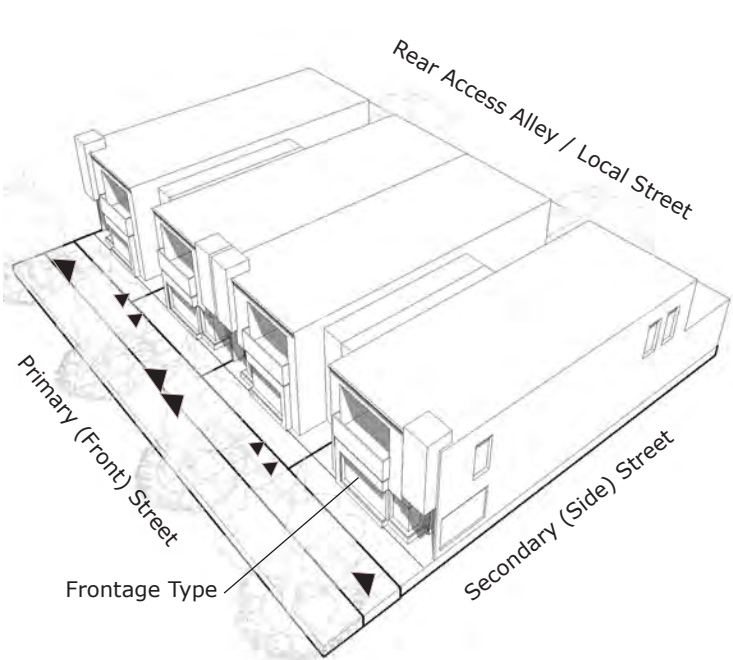
- a. ~~The Standards set forth in Section 13 are applicable to Commercial / Mixed-Use / Liner Buildings.~~

11. PARKING STANDARDS

- a. Parking may be provided in a surface parking court or in a structured parking garage preferably located behind the building frontage.
- b. Commercial parking quantity requirements by District - See Section 3 (and/ or Section 4 as applicable)
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual residential units only.
- e. Off-street parking should not be visible from the Primary Street (i.e. screened by the building). Parking should be screened from Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Photo: Urban Character Live/Work Building



Illustrative Photo: Residential Character Live/Work Building

1. TYPE DESCRIPTION

The Live/Work Building Type contains integrated housing units and working spaces, occupied and utilized by a single household, in either a Single-Family or Multi-family (side by side) configuration. The work component portion of the building is located at ground level with direct sidewalk access.

2. APPLICABLE DISTRICTS

The Live/Work Building Type is allowed in:

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETScape

- a. The ground floor work component portion of the building shall promote an active commercial environment with large windows, signage, overhead weather/sun protection, etc.
- b. In the BMS-NC District, a landscaped separation between buildings of at least 12 ft. wide is encouraged every 200 ft., or 8 units, whichever is less.
- c. Variety in building height is encouraged along a block face.

4. LOT SIZE

- a. Width: Minimum 24 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to the ground floor work component shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. The work component access shall comply with one of the allowed frontage types.
- c. Residential units may be accessed by a separate entrance and by a stair. If a separate entrance is provided, the residential access shall be secondary to the work component access.
- d. Garages and services shall be accessed from a rear Alley / Local Street.
- e. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley / Local Street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. The massing of the overall primary facade of the building shall be designed such that each individual unit/work component is clearly expressed.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Each Live/Work unit shall provide a ground floor level work component fronting on the primary street. The work component shall be a minimum of 12 ft. in depth and 100% of Frontage (less residential entry and stair, if provided).
- b. The work component shall not be used as a part of the residential unit.
- c. Each dwelling unit shall have an individual entry access frontage.
- d. Allowed Frontage Types for Live/Work units are:
 - (1) Storefront (9.B)
 - (2) Arcade (9.C)
 - (3) Gallery (9.D)
 - (4) Forecourt (9.E)
 - (5) Porch (9.G)
 - (6) Stoop (9.H)
- e. Refer to Section 9 for Frontage Type definitions and standards.
- f. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common Landscape standards in 11.C apply to all Live/Work Buildings.~~
- b. ~~The Commercial Landscape standards set forth in Section 11.D are applicable to Live/Work Buildings in the BMS-VMU District.~~
- c. ~~The Multi-family Landscape standards set forth in Section 11.E are applicable to Live/Work Buildings in the BMS-NC District.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and the Residential Sustainable standards set forth in Section 12.E are applicable to Live/Work Buildings.~~

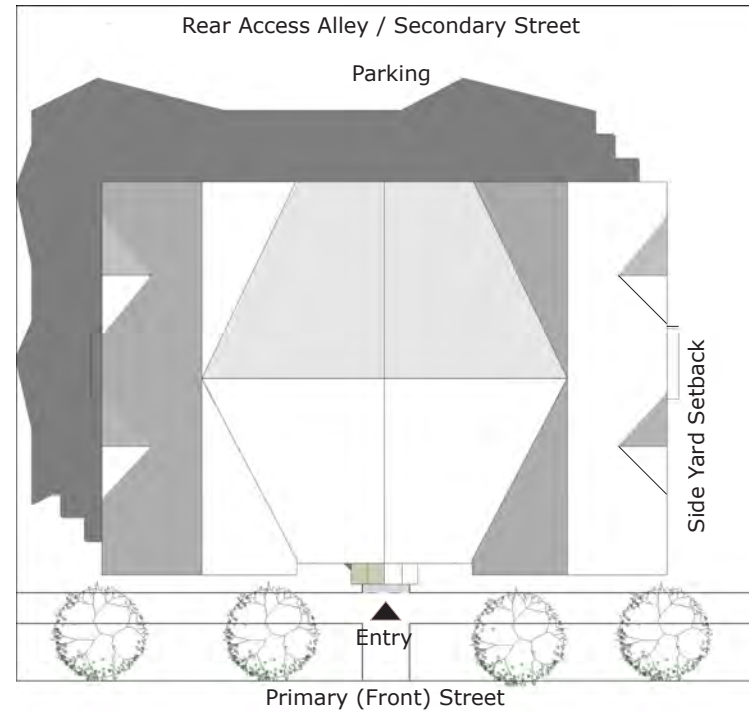
10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Live/Work Buildings.~~

11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling and accessed from an Alley / Local Street.
- b. Commercial parking quantity requirements by District - See Section 3.
- c. ~~Residential parking quantity requirements by District - See Section 3.~~
- d. Tandem parking stalls are allowed to be used for individual Residential units only.
- e. Surface parking, if provided should be screened from the Primary and Secondary streets by either placement behind a structure, by fencing per section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:
BUILDING AND DEVELOPMENT STANDARDS FOR
8.H STACKED UNIT BUILDING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

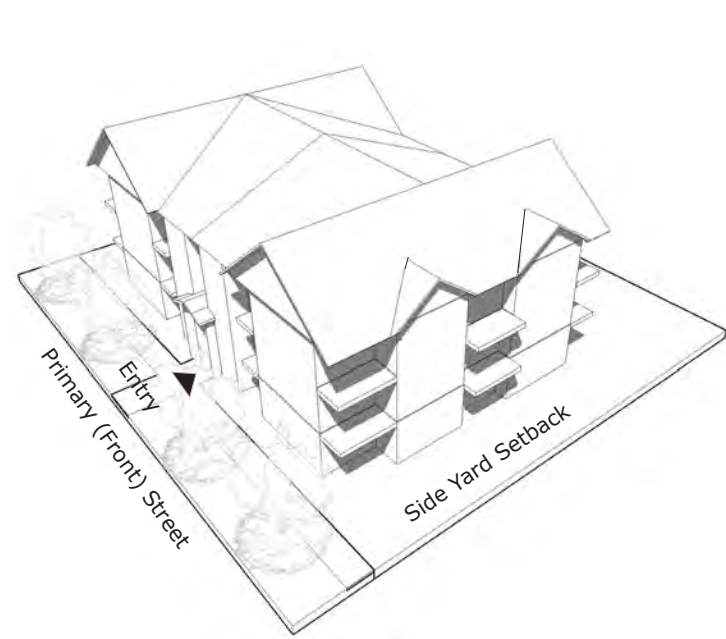
The Stacked Unit Building Type, commonly known as an Apartment, is a Multi-family residential only structure consisting of a number of dwellings units arranged side by side and stacked on multiple floors. Unit types may be either single level (flats) or multi-floor (townhouse).

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed Use (BMS-VMU) (3.B)~~
- ~~b. Neighborhood Collector (BMS-NC) (3.C)~~

3. STREETSCAPE

- ~~a. In the BMS-VMU District, Stacked Unit Buildings require ground floor units to have direct street access. Secondary access may be provided through interior corridor.~~
- b. In order to provide an active pedestrian oriented streetscape in the BMS-NC District, ground floor residential units are encouraged to provide access directly from the street. Secondary access may be provided through interior corridor.
- c. In order to maximize "eyes-on-the-street" and an active streetscape, balconies and patios are encouraged at street frontages.
- d. Variety in building height, materials and colors is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum None, Maximum 200 ft.
- b. Depth: Minimum 90 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance lobby to the building shall be accessed directly from and face the Primary (Front) Street where practical.
- b. Ground floor residential units may either be accessed directly from the street and/or from an interior corridor, as required per District.
- ~~c. Upper floor units in the BMS-VMU District should be accessed from an interior corridor.~~
- d. Upper floor units in the BMS-NC District may be accessed from an interior corridor or from exterior stairs (walk-up).
- e. Elevator access may be provided to upper levels, as required by the International Building Code (IBC).
- f. Garages and services shall be accessed from a rear Alley / Local Street. This type is not allowed on a lot without an Alley / Local Street.
- g. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Contemporary Apartment Building

7. FRONTAGES

- a. The main entrance shall be prominent along the street facing facade. Ground floor units with direct street access shall utilize an allowed Frontage Type.
- b. Allowed Frontage Types for Stacked Units are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Stacked Unit Buildings.

9. SUSTAINABLE STANDARDS

- ~~a. The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Stacked Unit Buildings.~~

10. SITE IMPROVEMENT STANDARDS

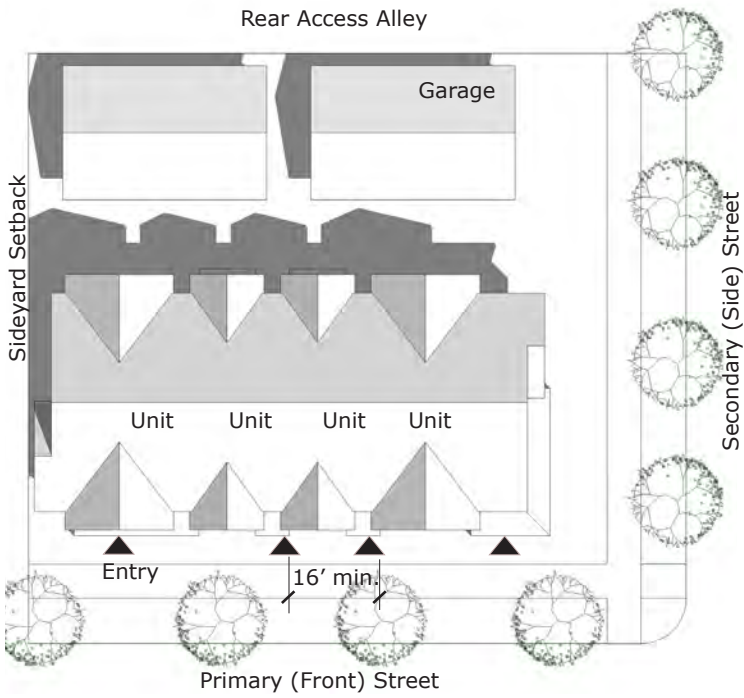
- ~~a. The Standards set forth in Section 13 are applicable to Stacked Unit Buildings.~~



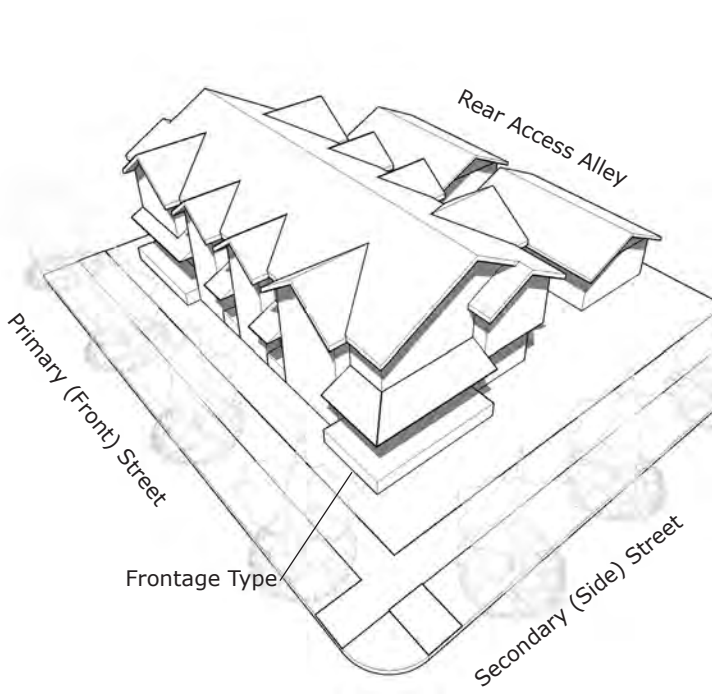
Illustrative Photo: Traditional Walk-up Apartment Building

11. PARKING

- a. Parking may be provided in a surface parking lot, below grade parking structure or in detached parking garages accessed from the Alley / Local Street.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have indirect access to their parking stalls
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, should be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- ~~g. Refer to Section 3 for additional District-specific parking standards.~~



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Photo: Traditional Row House



Illustrative Photo: Contemporary Row House with Stoop Frontage

1. TYPE DESCRIPTION

The Row House Building Type is a structure of townhouse (multi-level) unit types arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along the frontage. Entry porches, stoops and raised front yards create a strong presence along the streetscape.

2. APPLICABLE DISTRICTS

The Row House Building Type is allowed in:

- a. Village Mixed-Use (BMS-VMU) (3.B)
- b. Neighborhood Collector (BMS-NC) (3.C)

3. STREETScape

- a. Break up long lines of Row Houses to provide visual relief and pedestrian access to Alleys.
- b. Provide a landscaped separation between buildings of at least 12 ft. wide every 200 ft. or 8 units, whichever is less.
- c. Corner lots should be wider to accommodate the side street setback along the street and to allow for building articulation and side porches.
- d. Variation in building height, materials and colors is required for multiple row house buildings along a streetscape.
- e. Place garages for end units toward the street to shield any adjacent surface parking.

4. LOT SIZE

- a. Width: Minimum 16 ft.
- b. Depth: Minimum 70 ft. (with attached garage)
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrance to each unit shall be accessed directly from and face the Primary (front) street where applicable. Corner buildings may have access on Secondary (side) street.
- b. Primary access shall comply with one of the allowed frontage types.
- c. Garages and services shall be accessed from a rear Alley or local street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley or screened from Primary (front) street.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 3
- b. In a three story building, a townhouse dwelling may be stacked over a ground floor flat. The flat must be accessed by it's own front door at the frontage, and the townhouse dwelling shall be accessed by a separate door and stair.
- c. In a three story building, a townhouse dwelling may be stacked over a garage. The garage must be separated from the street frontage by a habitable space at least 10' in depth.
- d. The massing of the overall primary facade of the building shall be designed such that each unit is clearly expressed.
- e. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Each Row House ground floor level shall be designed so that habitable space is oriented toward the fronting Primary Street or open space.
- b. Each dwelling unit shall have an individual entry access Frontage.
- c. Allowed Frontage Types for Row Houses are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- d. Refer to Section 9 for Frontage Type definitions and standards.
- e. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Multi-family Landscape standards set forth in Section 11.E.2 are applicable to Row Houses.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Row Houses.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Row Houses.~~

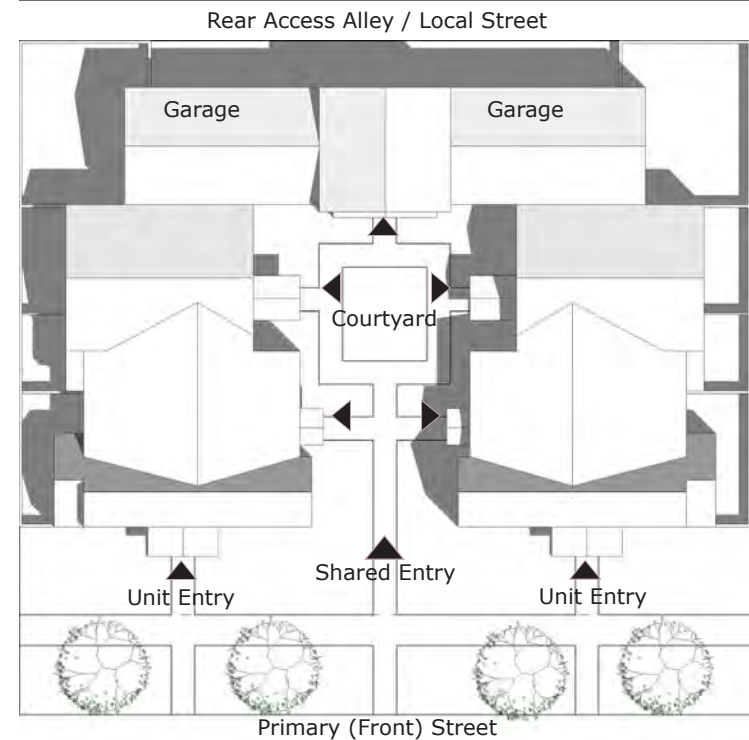
11. PARKING

- a. At least one required parking space shall be in a garage, either attached to or detached from the dwelling.
- b. Additional parking may be provided in a surface parking lot accessed from the Alley / Local Street.
- c. Residential parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their parking stalls.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.2 and/or landscaped per Section 11.C.7c.
- g. See Section 13.D for Common Parking Standards.
- h. ~~Refer to Section 3 for additional District-specific parking standards.~~

PROPOSED AMENDMENTS ARE SHOWN:

BUILDING AND DEVELOPMENT STANDARDS FOR

8.J COURTYARD HOUSING



Illustrative Plan Diagram

1. TYPE DESCRIPTION

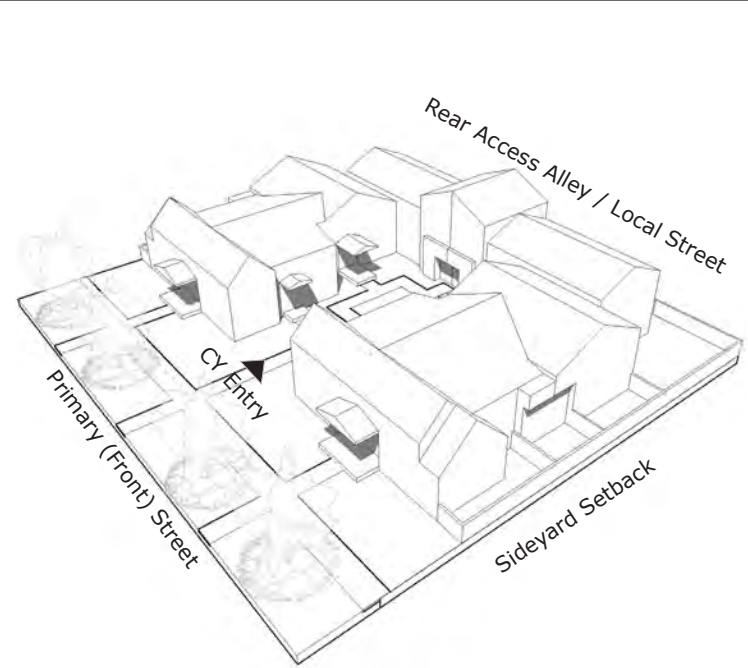
The Courtyard Housing Building Type consists of Multi-family residential units arranged around a central court. The court is open to the facing street. Residential units may be in stacked units, townhouses, or both.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The shared courtyard shall be partially or wholly open to the street.
- b. Portions of buildings adjacent to the frontage line shall address the street with building entries, allowed frontage types and windows such that it is considered a front facade.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 125 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to each ground floor unit is directly off the common courtyard, or from the Primary (front) street.
- b. Upper level residential units shall be accessed by a courtyard level lobby or open stair.
- c. Garages and services shall be accessed from a rear Alley / Local Street.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. The overall scale of the building shall be minimized through the expression of individual units or unit stacks, designed to a house scale.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Varied building heights are encouraged in the courtyard arrangement and should be utilized to maximize solar exposure to the courtyard.
- e. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Courtyard Apartments - Stacked Flats

7. FRONTAGES

- a. For Courtyard Housing, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Courtyard Housing Units are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- c. Refer to Section 9 for Frontage Type definitions and standards.
- d. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Courtyard Housing.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12.C and Residential Sustainable standards set forth in Section 12.E are applicable to Courtyard Housing.~~

10. SITE IMPROVEMENT STANDARDS

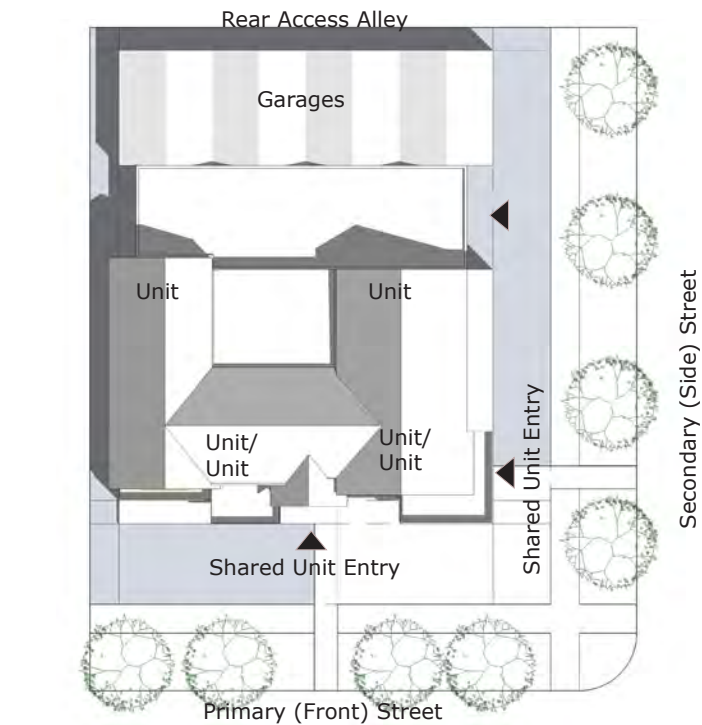
- a. ~~The Standards set forth in Section 13 are applicable to Courtyard Housing.~~



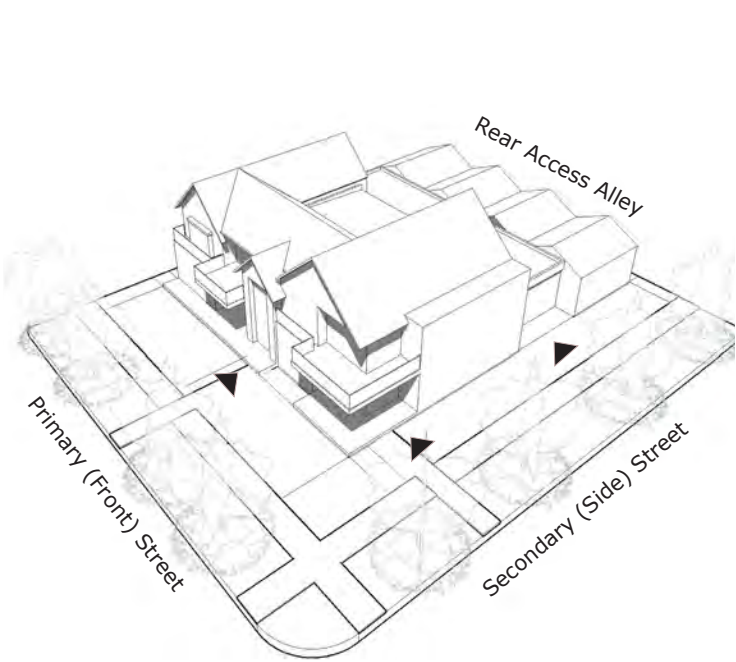
Illustrative Photo: Courtyard Apartments - Townhouses

11. PARKING

- a. Parking may be provided in a surface parking lot or in attached or detached parking garages accessed from the Alley.
- b. Residential parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking stalls.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7c.
- f. Parking is not allowed in the Courtyard.
- g. See Section 13.D for Common Parking Standards.
- ~~h. Refer to Section 3 for additional District specific parking standards.~~



Illustrative Plan Diagram



Illustrative Axonometric Diagram



Illustrative Photo: Corner Lot Mansion Apartment (6 units max.)



Illustrative Photo: Mid Block Mansion Apartment (4 units max.)

1. TYPE DESCRIPTION

The Mansion Apartment Building Type combines 3 to 6 residences within one structure designed to resemble a large Single-Family "mansion" in a typical neighborhood setting. The units may include stacked flats and/or townhouse units. This Building Type allows for Multi-family, higher density housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- a.  Neighborhood Collector (BMS-NC) (3.C)
- b.  Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. Mansion Apartments shall be designed to be compatible with adjacent Single-Family houses.
 - (1) Mid-block: limited to a maximum of 4 units.
 - (2) Corner: limited to a maximum of 6 units.
- b. In order to maintain the scale of a large Single-Family House, entries to multiple units shall be combined to limit the number of individual entries visible from the street.
 - (1) Mid-block: 2 entries max. at street frontage.
 - (2) Corner: Must utilize both street frontages for entry locations.
- c. Mansion Apartments located in the Neighborhood General District (BMS-NG) shall be sited to lessen the impact on surrounding Single-Family homes as follows;
 - (1) Limited to block ends.
 - (2) Must be sited across from an open space.
- d. Each unit shall have one outdoor space directly accessible from a living area. The space may be provided as a covered porch, patio or balcony and must be at least 6 ft. deep and a total of 72 SF minimum.

4. LOT SIZE

- a. Width: Minimum 70 ft. , Maximum 100 ft.
- b. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrances to dwelling units shall be accessed directly from and face the Primary (Front) Street. Corner buildings shall also have access on Secondary (Side) Street.
- b. When located on a corner, Frontage Types and entries shall be provided on both elevations facing the street.
- c. Street frontage entries to multiple units shall be combined: 3-4 units = 2 entries max, 5-6 units = 3 entries max.
- d. If a surface parking lot is provided, the rear facade must also contain unit entries. These entries may be in addition to the maximum street frontages entries.
- e. Garages and services shall be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- f. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Building shall be designed to a scale and massing appropriate for a large Single-Family house.
- c. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

a. Allowed Frontage Types for Mansion Apartment are:

- (1) Forecourt (9.E)
- (2) Greenbelt (9.F)
- (3) Porch (9.G)
- (4) Stoop (9.H)

- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable~~ **apply** to Mansion Apartment Buildings.

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Mansion Apartment Buildings.~~ **remove extra space**

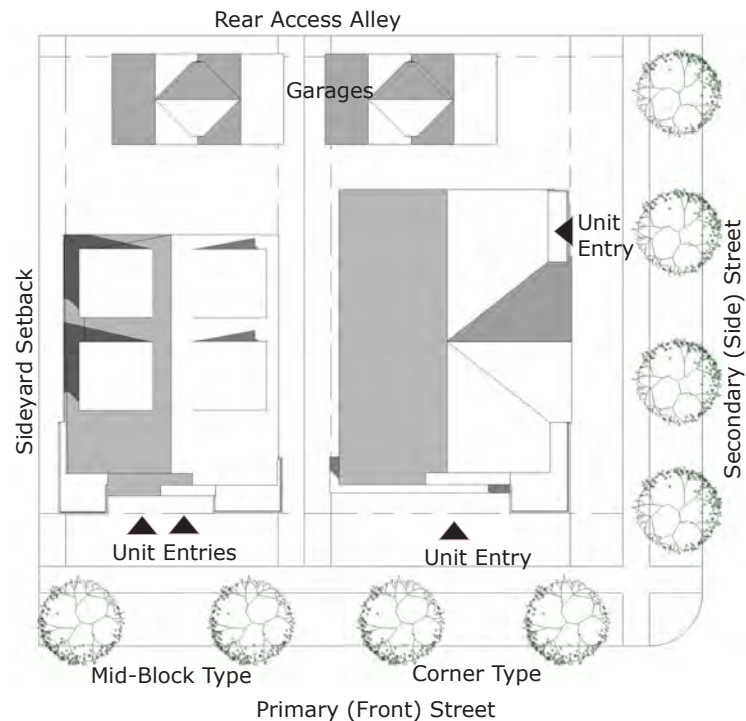
10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Mansion Apartment Buildings.~~ **See**

11. PARKING

- a. Parking may be provided in a surface parking lot, in attached or detached parking garages accessed from the Alley.
- b. Residential Parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking stalls.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- f. See Section 13.D for Common Parking Standards.
- g. ~~Refer to Section 3 for additional District specific standards.~~

Note: heading placement will be corrected



Illustrative Plan Diagram

1. TYPE DESCRIPTION

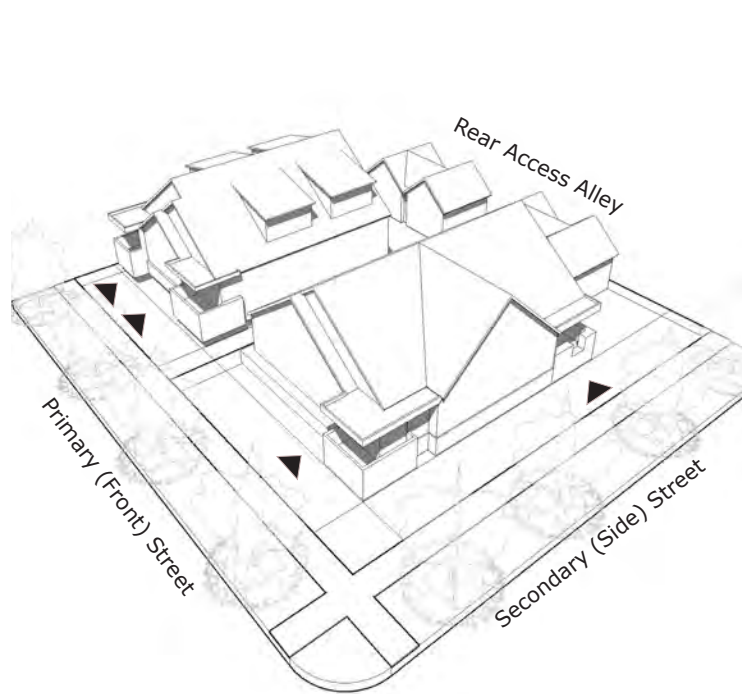
The Paired House Building Type, also known as a Duplex, combines two residences within one structure designed to resemble a Single-Family house in a typical neighborhood setting. The units may include stacked flats or side by side townhouse units. This Building Type allows for smaller scale Multi-family housing to be integrated within Single-Family residential neighborhoods, offering a variety of housing types and affordable options within the neighborhood.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. In order to maintain the scale and context of a Single-Family house, entries to multiple units shall utilize one Frontage Type.
- b. The use of corner lots for Paired Houses is encouraged. Corner lots are ideally suited for the Building Type providing for individual unit entries on both street frontages and allowing this Multi-family housing type to blend more easily with adjacent Single-Family houses.
- c. On any block that contains four or fewer lots, Paired Houses are limited to one per block and the lot upon which the Paired House is allowed must be identified on the plat face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 50 ft. , Maximum 70 ft. See section 5.c below for alternate width conditions.
- b. Depth: Minimum 100 ft. — **80 ft.**
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. For mid-block buildings, the main entrances to units shall be accessed directly from and face the street. The mid-block units may have separate entries or may be combined in a single exterior entry. The main entrances to dwelling units shall be accessed directly from and face the Primary (front) street.
- b. Corner sites must utilize both street frontages for separate unit entries.
- c. The preferred access for garages and services is the rear Alley. When built on streets with front access residences, lot must be a minimum width of 100 ft. and driveways set apart by 30 ft., or, lot may be 80 ft. minimum width with shared drive to rear garage (side yard driveway access). When built on a corner lot condition, maximum width will be 74 ft. to allow a 10 ft. side yard.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley, where present.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Building shall be designed to a scale and massing appropriate for a Single-Family house.
- c. Individual units may either be expressed or designed to resemble one large Single-Family house.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Duplex

7. FRONTAGES

- a. Allowed Frontage Types for Paired House are:
 - (1) Forecourt (9.E)
 - (2) Greenbelt (9.F)
 - (3) Porch (9.G)
 - (4) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

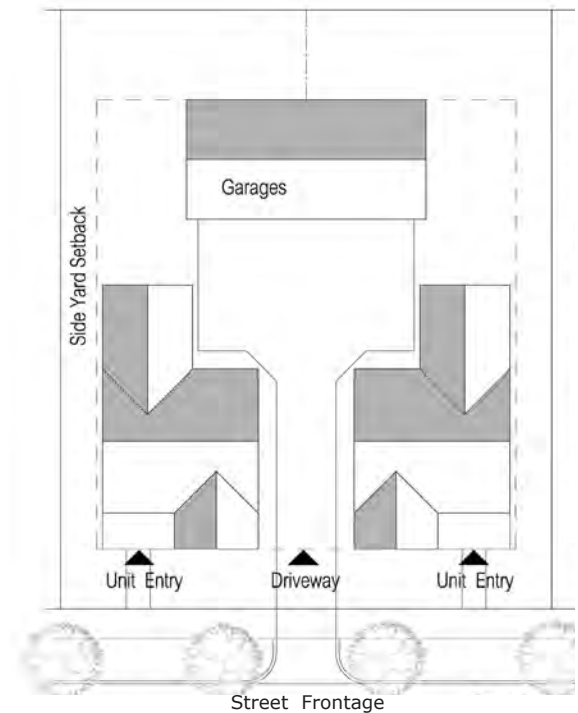
- a. Since this Multi-family Building Type is designed to be integrated into a Single-Family neighborhood, the Common standards in 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 ~~are applicable to Paired Houses.~~ **apply**

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Paired Houses.~~ **See**

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Paired Houses.~~ **See**



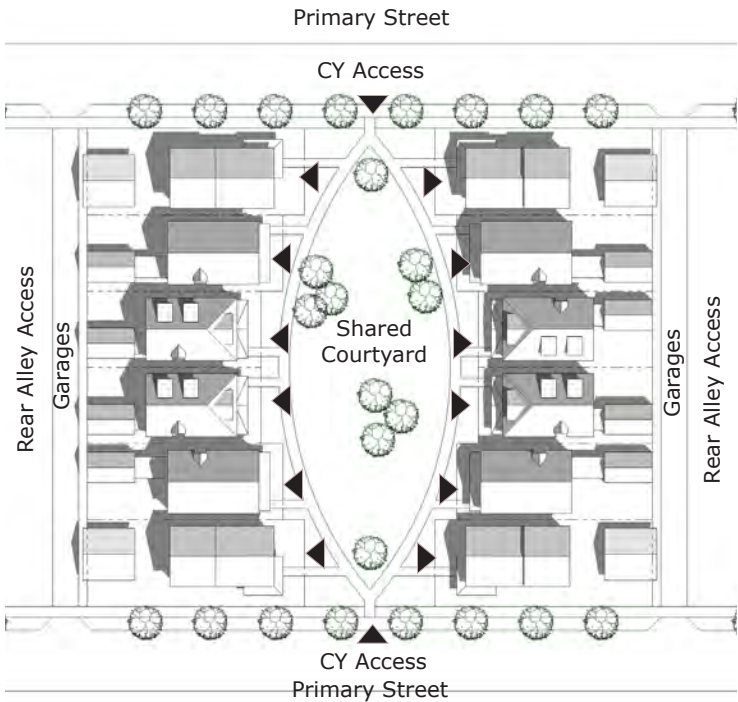
Illustrative Diagram: Mid-Block Duplex

11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley where provided. When built on a front load lot, garages shall be set back a minimum of 4 ft. from the front door or 16 ft. or more from the main front facade (side yard driveway access).
- b. Residential Parking quantity requirements by District - See Section 3.
- c. Dwellings may have direct or indirect access to their parking garages.
- d. Tandem parking stalls are allowed to be used for individual residential units.
- e. See Section 13.D for Common Parking Standards.
- f. Additional surface parking, with a minimum depth of 20 ft., may be provided adjacent to garage. Parking shall be screened from the Primary or Secondary streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Paired Building Type. See Section 8.P for Accessory Unit Building Type Standards.



Illustrative Plan Diagram - Through Block Court

1. TYPE DESCRIPTION

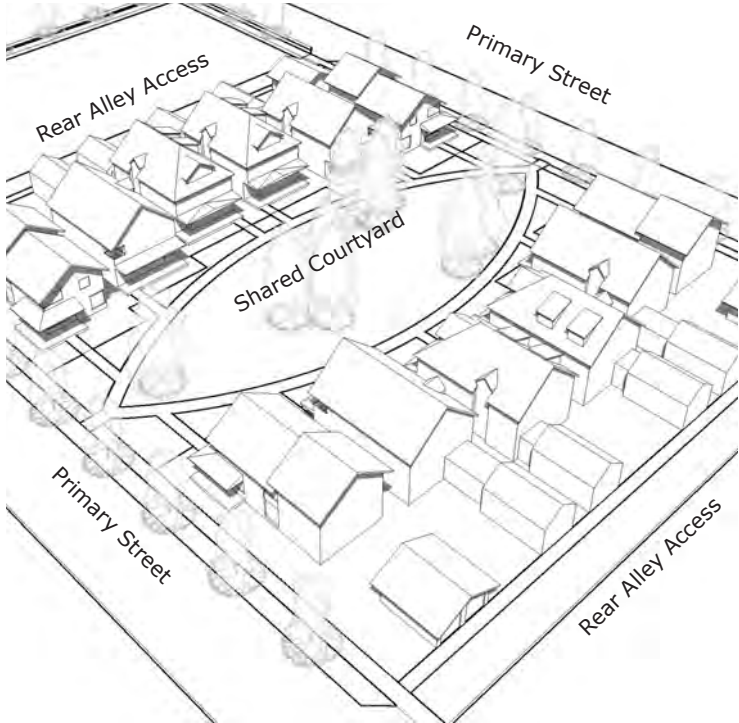
The Cottage Court Building Type consists of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided. House and lot sizes are smaller in comparison to others in the neighborhood. The trade-off for smaller lots is the large common courtyard which may contain a variety of uses: tot lot playground, community gardens, landscaped open space, etc.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)

3. STREETScape

- a. The courtyard shall be either partially or wholly open to the street. The street frontage may be open or maintained by a hedge or low fence. The courtyard entry may be defined by an arbor or similar element but should not be gated.
- b. The courtyard may span an entire block width to provide a mid-block pedestrian connection.
- c. Cottage courts may be wholly open to the street in a corner configuration, serving as a open space to the neighborhood.
- d. Consider locating courtyard open space at terminated vistas at perpendicular streets.
- e. The shared open space and individual houses of Cottage Courts can soften the transition between Districts of higher densities (i.e. BMS-NC to BMS-NG).
- f. Cottage Courts offer solutions for development of irregular shaped blocks.
- g. Portions of buildings adjacent to the street frontage shall address the street with corner elements (i.e. wrap around porch), articulation and windows similar to a front facade.



Illustrative Axonometric Diagram - Through Block Court

4. LOT SIZE

- a. Width: Minimum 35 ft.
- b. Depth: Minimum 70 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entrances to dwelling units shall be accessed directly from the courtyard. Units that are adjacent to the street frontage may be accessed from the street (i.e. corner porch).
- b. Garages and services shall be accessed from an Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers shall be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2
- b. Massing of houses shall be of a smaller scale, compact configuration.
- c. Allow for maximum exposure to sunlight in the courtyard through building siting and massing.
- d. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Mid Block Cottage Court

7. FRONTAGES

- a. For Cottage Courts, Frontages shall also apply to the internal courtyard facades.
- b. Allowed Frontage Types for Cottage Courts are:
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards in 11.C and the Courtyard Landscape standards set forth in Section 11.E.3 are applicable to Cottage Courts.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Cottage Courts.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Cottage Courts.~~



Illustrative Photo: Corner Block Cottage Court

11. PARKING

- a. Parking may be provided in attached or detached parking garages accessed from the Alley.
- b. Small surface lots may be provided off of Alley for additional parking.
- c. Residential Parking quantity requirements by District - See Section 3.
- d. Dwellings may have direct or indirect access to their garages.
- e. Tandem parking stalls are allowed to be used for individual residential units.
- f. Additional surface parking may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement.
- g. Surface parking, if provided, shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- h. Parking is not allowed in the Courtyard.
- i. See Section 13.D for Common Parking Standards.
- ~~j. Refer to Section 3 for additional District-specific building height standards.~~

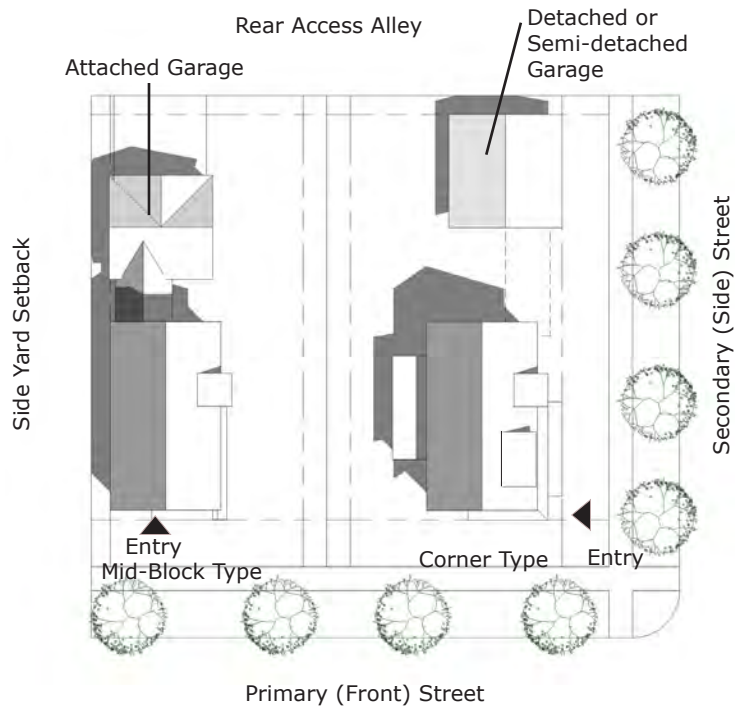
12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Cottage Court Building Type. See Section 8.P for Accessory Unit Building Type Standards.

PROPOSED AMENDMENTS ARE SHOWN:

BUILDING AND DEVELOPMENT STANDARDS FOR

8.N SINGLE-FAMILY HOUSE - ALLEY ACCESS



Illustrative Plan Diagram

1. TYPE DESCRIPTION

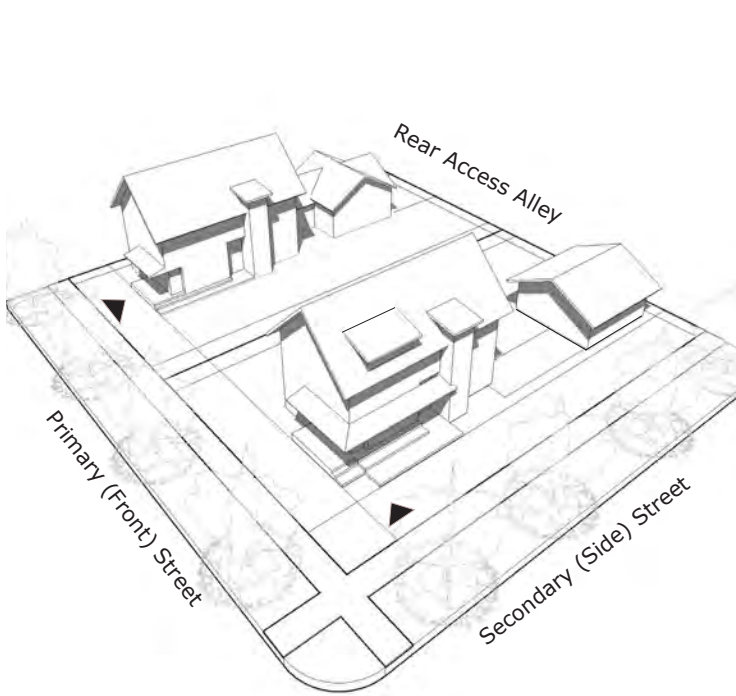
The Single-Family House - Alley Access Building Type is a structure that accommodates one primary residence. Garages are accessed by a rear Alley. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes and affordability levels.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) (3.C)
- b. Neighborhood General (BMS-NG) (3.D)
- c. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Streetscape diversity is achieved through different models and architectural styles.
- b. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum 40 ft.
- b. Depth: Minimum 100 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services may be accessed from a rear Alley. This type is not allowed on a lot without an Alley.
- c. Services, including utility access, above ground equipment and trash containers should be located off of the Alley.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. Refer to Section 3 for additional District-specific building height standards.



Illustrative Photo: Corner Lot Single-Family House

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (2) Porch (9.G)
 - (3) Stoop (9.H)
 - (4) Greenbelt Frontage (9.F)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. ~~The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.~~

9. SUSTAINABLE STANDARDS

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.~~

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Single-Family Houses.~~



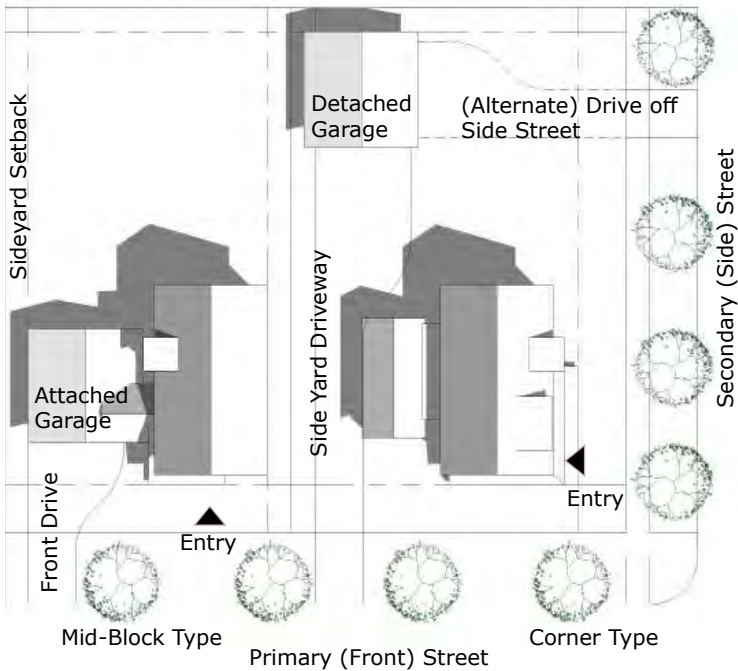
Illustrative Photo: Mid-Block Single-Family House

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the Alley. The use of each these garage types are encouraged within a block to create a varied and more interesting Alley.
- c. Dwellings have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. Garages shall either be setback 4 ft. from Alley easement (no parking) OR Garages may be setback 16 ft. or more from Alley easement to allow surface parking in front of garage. Setbacks between 4 ft. and 16 ft. are not allowed due to potential parking encroachment in the Alley.
- f. Additional surface parking, with a minimum depth of 20ft., may be provided adjacent to garage. Parking shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c.
- g. ~~Refer to Section 3 for additional District-specific parking standards.~~

12. ACCESSORY UNITS

- a. ~~Accessory Units are allowed for the Single-Family House Alley Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.~~



Illustrative Plan Diagram

1. TYPE DESCRIPTION

The Single-Family House - Street Access Building Type is a structure that accommodates one primary residence. Garages are accessed from the street by a side yard or front driveway. This type cannot be used if a rear Alley is provided. Home Occupations may also be allowed per District standards. A variety of lot sizes will allow for a diverse range of Single-Family homes in order to respond to the needs of different households, house sizes, and affordable levels.

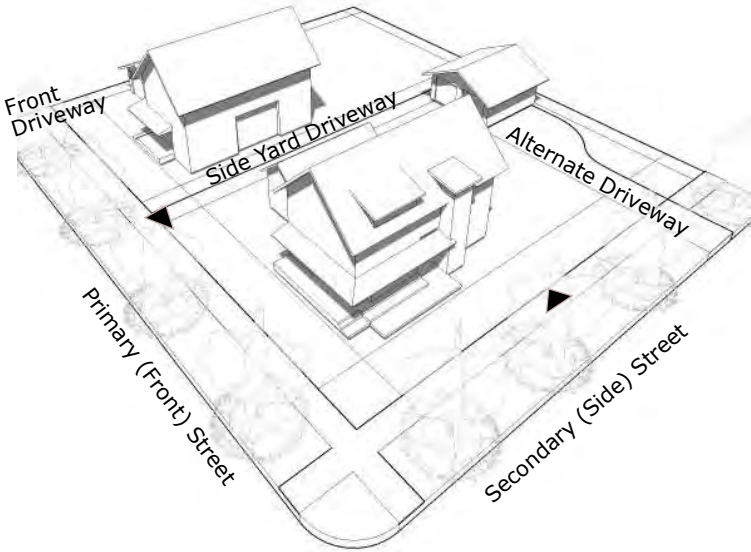
2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)
- b. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Street Access Houses require a design and layout that lessens the visual impact of the garages from the street. The preferred solution is the side yard driveway.
- b. Streetscape diversity is achieved through different models and architectural styles. Each block face shall contain at least three different models. Different models are defined as those with significant variation in floor plan configuration and minor variation in size or number of bedrooms.
- c. Each of the three models must have at least two architectural styles and color schemes. To further differentiate models, vary wall colors and materials.
- d. Not more than two of the same model with the same architectural style can be used on a block face.
- e. Variety in building height is encouraged along a block face.

Adjusting this requirement helps support narrower lots (and likewise affordability)



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Min. 50 ft. - 40 ft.
- b. Depth: Minimum 100 ft. - 80 ft.
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. The main entry to the building shall be accessed directly from and face the Primary (Front) Street. Corner buildings may have access on Secondary (Side) Street.
- b. Garages and services shall be accessed from the street in either a side yard driveway or front driveway condition. On corner lots the garage may be accessed from the Secondary (side) Street.
- c. Driveways shall be placed a minimum of 30 ft. apart unless combined into a shared driveway condition.
- d. Services, including utility access, above ground equipment and trash containers shall be located off of the street and screened from view.

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2.5
- b. Height may be increased to 3 stories in the BMS-NE District.
- c. Garages shall be no more than 60 percent of the structure facade.
- C. (1) Detached or semi-detached garages shall be set to the rear of the lot with a side yard driveway. Corner lots may have driveway access from the Secondary (side) Street.
- (2) Attached garages with a front driveway condition may have three bays when one of the bays is recessed a minimum of 2 ft. from the other garage bays and when a Porch Frontage Type is used with a porch at least 80 sq. ft. in size. (See Section 9.G).



Illustrative Photo: Side Yard Driveway Access

- (3) Attached garages at corner lots may be accessed from the secondary side street, however the Primary (front) Street facing facade shall have articulation and windows, similar to the front facade.
- (4) If an attached garage is setback 16 ft. or more from the main facade of the house, or if the conditions of c(5) below are met, it shall be considered as a side yard driveway condition per 5.c. block face percentage calculation.
- (5) A garage may be part of a front facade when the garage has a side driveway condition. With a side driveway condition, the garage portion of the facade facing the street will feature design elements to match the residence. These elements may include similar window types, an upper story, and/or further architectural articulation complementary to the principal structure.
- d. Refer to Section 3 for additional District-specific building height standards.

7. FRONTAGES

- a. Allowed Frontage Types for Single-Family Houses are:
 - (1) Forecourt (9.E)
 - (1) Porch (9.G)
 - (2) Stoop (9.H)
- b. Refer to Section 9 for Frontage Type definitions and standards.
- c. Refer to Section 3 for applicable District standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS

- a. The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Single-Family Houses.



Illustrative Photo: Front Driveway Garage

9. SUSTAINABLE STANDARDS

- a. The Common standards in 12.C and Residential Sustainable standards set forth in Section 12.E are applicable to Single-Family Houses.

10. SITE IMPROVEMENT STANDARDS

- a. The Standards set forth in Section 13 are applicable to Single-Family Houses.

11. PARKING

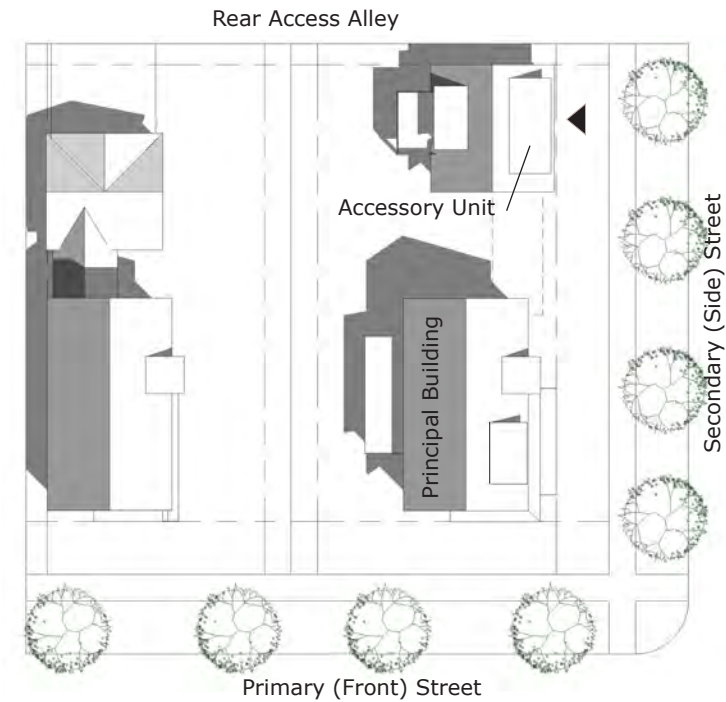
- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking may be provided in attached, semi-detached, or detached garages accessed from the street.
- c. Dwellings have direct or indirect access to their garages.
- d. Parking may be provided in Tandem stalls.
- e. Refer to Section 3 for additional District-specific parking standards.

12. ACCESSORY UNITS

- a. Accessory Units are allowed for the Single-Family House - Street Access Building Type. See Section 8.P for Accessory Unit Building Type Standards.

Note: Part of the reason for this change has to do with Solar gain (can flip a garage orientation if necessary)

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:
BUILDING AND DEVELOPMENT STANDARDS FOR
8.P ACCESSORY UNIT



Illustrative Plan Diagram

1. TYPE DESCRIPTION **in a detached unit,**

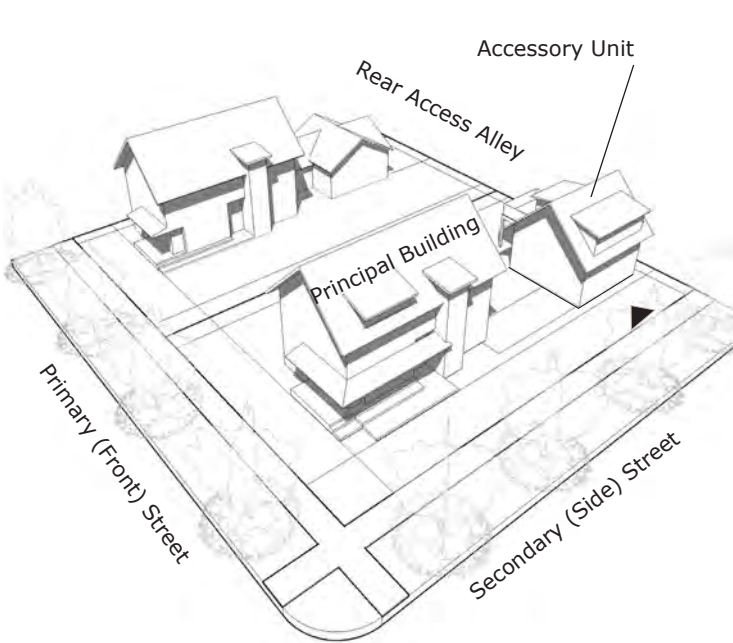
The Accessory Unit Building Type is a structure that accommodates accessory uses above a detached or semi-detached garage, or within the principal building. The Accessory Unit is located on a lot which also contains the principal building. The Accessory Unit can be used as an accessory (rental) dwelling, home office, or simply additional living space. The units may contain permanent provisions for working, living, sleeping, eating, cooking and sanitation. Dwelling units in the Accessory Unit Type are not included in the density counts for the community.

2. APPLICABLE DISTRICTS

- a. Neighborhood General (BMS-NG) (3.D)
- b. Neighborhood Edge (BMS-NE) (3.E)

3. STREETScape

- a. Corner lot Accessory Units are ideally suited for Home Occupation uses due to visibility from the street.
- b. Accessory Units enliven the Alley streetscape with activity and architectural interest, ~~however their use is limited to avoid intense density in Alleys.~~



Illustrative Axonometric Diagram

4. LOT SIZE

- a. Width: Minimum per Principal Building Type
- b. Depth: Minimum per Principal Building Type
- c. See applicable District Standards in Section 3 for required setbacks and Build-to-Lines.

5. ACCESS

- a. ~~The unit is located above a detached or semi-detached garage. Access to the upper level unit may be by an open or enclosed stair, and the--~~
If The unit is located above a detached or semi-detached garage, Access to the upper level unit may be by an open or enclosed stair, and the--
- b. ~~The main entry to the unit must be separate from the garage below and direct to the exterior.~~
- b. ~~c. The entry may be accessed from the Alley, side street, rear or sideyard of the main house.~~
- c. ~~d. Where an Alley is present, parking and services shall be located off of the Alley.~~

6. BUILDING SIZE AND MASSING

- a. Maximum number of stories: 2, but in all cases not taller than the principal structure.
- b. The maximum size of an Accessory Unit ~~above a detached or semi-detached garage is 600 SF.~~ **is 1,000 SF.**
- c. ~~The maximum size of an Accessory Unit attached to the principal structure is 440 SF.~~
- c. ~~d. The design and massing of the Accessory Unit shall be compatible with the principal building.~~
- e. ~~Accessory Units are limited to 50% per block face.~~
- d. ~~f. Refer to Section 3 for additional District-specific building height standards.~~

PREVIOUS PHOTO REPLACED



Illustrative Photo: ~~Corner Lot / Alley Access~~ Accessory Unit

7. FRONTAGES

- a. Frontage Types are not applicable for Accessory Units.
- b. Refer to Section 3 for applicable District Standards for allowed encroachments into required setbacks.

8. LANDSCAPE STANDARDS **in Section**

- a. ~~The Common standards 11.C and the Single-Family Landscape standards set forth in Section 11.E.1 are applicable to Accessory Units.~~
See /

9. SUSTAINABLE STANDARDS **Section**

- a. ~~The Common standards in 12. C and Residential Sustainable standards set forth in Section 12.E are applicable to Accessory Units.~~
See /

10. SITE IMPROVEMENT STANDARDS

- a. ~~The Standards set forth in Section 13 are applicable to Accessory Units.~~
See



Illustrative Photo: Street Access Accessory Unit

11. PARKING

- a. Residential Parking quantity requirements by District - See Section 3.
- b. Parking standards for the principal building apply.
- c. ~~At Alley conditions one additional surface parking stall may be provided adjacent to garage for Accessory Unit or Home Occupation use. Parking shall be setback 20 ft. from Alley easement and shall be screened from the Primary and Secondary Streets by either placement behind a structure, by fencing per Section 13.A.1 and/or landscaped per Section 11.C.7.c. the street.~~
- d. ~~Refer to Section 3 for additional District specific parking standards.~~



**FRONTAGE
TYPE
STANDARDS**

9

Section 9 identifies design standards for the Frontage Types permitted in each district.

9.A Introduction	9-2
9.B Storefront	9-2
9.C Arcade	9-2
9.D Gallery	9-2
9.E Forecourt	9-3
9.F Greenbelt	9-3
9.G Porch	9-3
9.H Stoop	9-3

9.A INTRODUCTION

1. Purpose

This Section identifies the design standards for each of the Building Types allowed within the Districts that make up the Badger Mountain South community. These regulations ensure that the proposed development is consistent with the project goals for building form, character and quality.

The Building Type Standards include:

- Type Description
- Required Lot Size
- Pedestrian Access
- Allowed Frontage Types
- Vehicle Access and Parking,
- Open Space Requirements
- Landscape Requirements
- Building Size and Massing
- Allowed Architectural Styles

Fix all text size inconsistencies on this page

2. Applicability

Each proposed building shall be designed in compliance with the standards of this Section for the applicable Building Type. Civic, Community and Institutional Buildings, as well as stand-alone Commercial Buildings are exempt from these standards due to their unique disposition and application. These building types shall be approved under special review by the Master Plan Architect (MPA).

3. Allowable Building Types by District

2.D

Each proposed building shall be designed as one of the types allowed by the Allowed Building Type by District Table in Section 2.3 and the Building Type Standards Summary Table Section 7.2.8.B

In addition to the standards in this Section, each Building Type is subject to the requirements of the applicable District standards in Section 3, the applicable Frontage Type Standards in Section 8, as well as the Architectural Standards in Section 9.8, and the applicable Frontage Type Standards in Section 9. Section 3 District Standards identify the Intent of the District and regulate the Building Placement on Lot (Setbacks & Encroachments), Building Profile and Type (Building Height, Building Types and Frontage Types) and Parking (Placement, Access & Requirements).

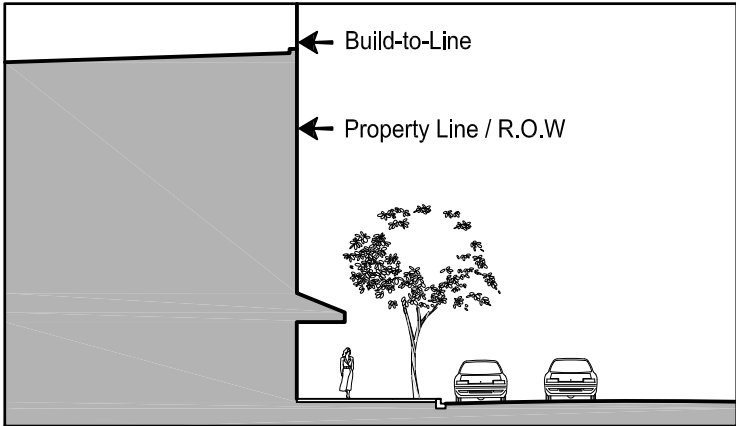
~~Section 8 Frontage Type Standards define the various allowed Frontage Types and identifies the required configuration (depth, width, height, components, etc) of each type.~~

~~Section 9 Architectural Standards identifies and defines the allowed Architectural Styles for development within the Badger Mountain South community.~~

9.B Storefront



Illustrative Photo: Commercial Streetscape Storefront Frontage



Standards Diagram Section - Storefront

1. DESCRIPTION

The Storefront Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. This Frontage Type includes large areas of transparent glazing and doors. The main facade of the building is at or near the Build-to-Line. Canopies and awnings overlap the sidewalk along the majority of the Frontage and are wide enough to provide overhead weather protection and pedestrian scale at the street level.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

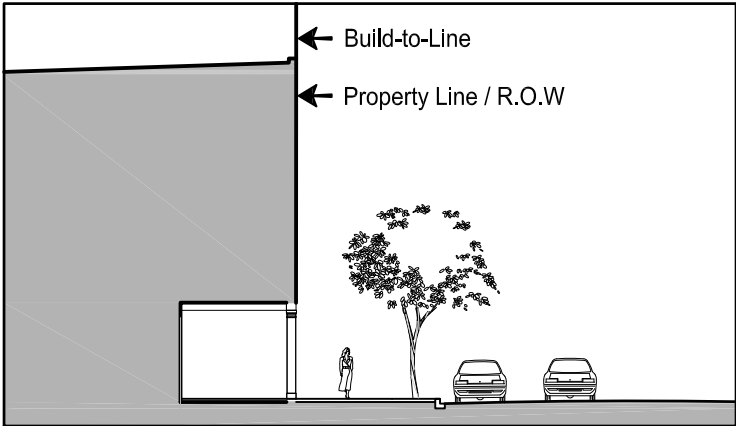
4. STANDARDS

- a. Placement: At or near Build-to-Line, per District.
- b. Windows and Doors: At least 75% of the first floor wall area along the primary frontage shall have transparent glazed openings between 2 ft. and 9 ft. above the sidewalk level. The Storefront shall provide clear views of merchandise displays within the space a min. of 4 ft. in depth. Entrances are at sidewalk grade.
- c. Elements: Canopies and awnings shall overlap the sidewalk 5 ft. min. in depth and provide 8 ft. min. /16 ft. max. clear height, as measured above the adjacent sidewalk. A City of Richland Sidewalk Use Licence is required for elements that extend over a public sidewalk.
- d. Cafe seating and merchandise display is encouraged on the sidewalk in front of the Storefront. Five ft. of unobstructed sidewalk must be provided between the curb line and the outdoor seating area.

9.C ARCADE



Illustrative Photo: Outdoor Dining at Arcade Frontage



Standards Diagram Section - Arcade

1. DESCRIPTION

The Arcade Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. Arcade Frontage includes a colonnade supporting habitable commercial or residential space above. The colonnade provides pedestrian shelter and opportunities for covered outdoor dining and merchandise display.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

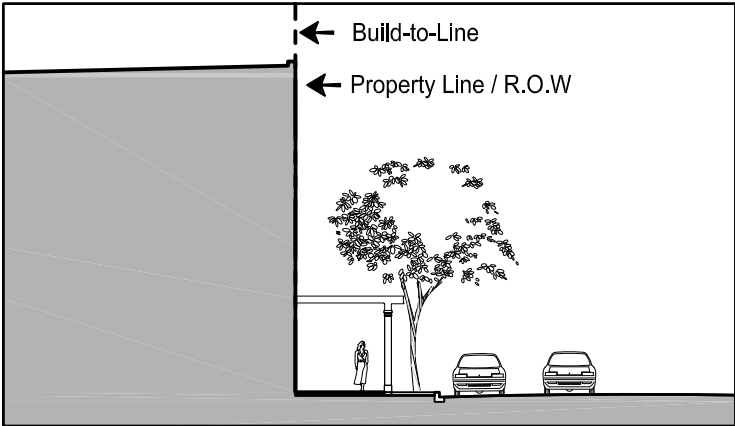
4. STANDARDS

- a. Placement: At or near Build-to-Line, per District.
- b. Windows and Doors: Storefronts shall correspond to colonnade spacing. The Storefront shall provide clear views of merchandise displays within the space. Entrances are at sidewalk grade.
- c. Elements: Arcade shall be no less than 8 ft. wide and 10 ft. tall.
- d. Cafe seating and merchandise display is encouraged in the Arcade. A City of Richland Sidewalk Use License is required for use of a public sidewalk.

9.D GALLERY



Illustrative Photo: Gallery Frontage Streetscape



Standards Diagram Section - Gallery

1. DESCRIPTION

The Gallery Frontage Type is appropriate for Districts and Building Types that contain ground floor commercial and retail uses. Gallery Frontage includes a colonnade supporting a roof or balcony above. The colonnade covers the sidewalk and provides pedestrian shelter and opportunities for covered outdoor dining and merchandise display.

2. APPLICABLE DISTRICTS

- a. ~~Village Mixed-Use (BMS-VMU) (3.B)~~
- b. ~~Neighborhood Collector - Commercial (BMS-NC) (3.C)~~

3. APPLICABLE BUILDING TYPES

- a. Neighborhood Goods and Services Buildings (8.E)
- b. Commercial / Mixed-Use/ Liner (8.F)
- c. Live/Work Building (8.G)

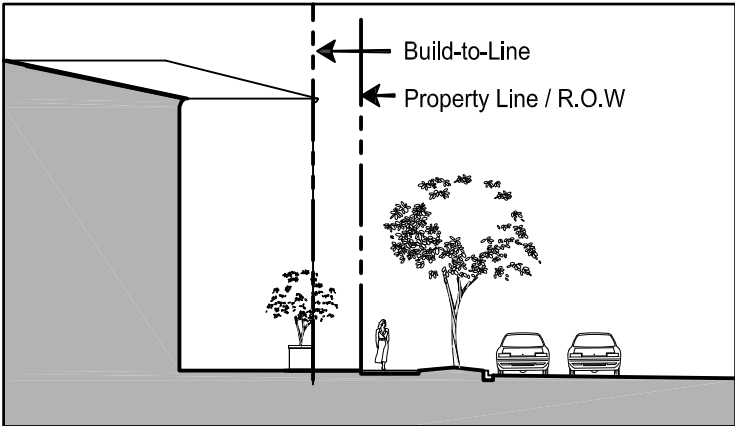
4. STANDARDS

- a. Placement: Colonnade may overlap the width of the sidewalk to within 5 ft. of the curb. Overlap of R.O.W. requires easement.
- b. Windows and Doors: Storefronts shall correspond to colonnade spacing. The Storefront shall provide clear views of merchandise displays within the space. Entrances are at sidewalk grade.
- c. Elements: Gallery shall be no less than 8 ft. wide and 10 ft. tall.
- d. Cafe seating and merchandise display is encouraged in the Gallery. A City of Richland Sidewalk Use License is required for use of a public sidewalk.

9.E FORECOURT



Illustrative Photo: Residential Entry Court



Standards Diagram Section - Forecourt

1. DESCRIPTION

The Forecourt Frontage Type is appropriate for either residential or commercial Districts and Building Types. This Frontage includes a small court space that is setback while the majority of the building is placed at or near the frontage line. The Forecourt may be used as an entry court and shared garden space for residential uses, or as additional shopping or restaurant seating areas within commercial districts. This type should be used sparingly along a block frontage.

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed-Use (BMS-VMU) (3.B)~~
- b. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.A or B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Building Types (Section 8)

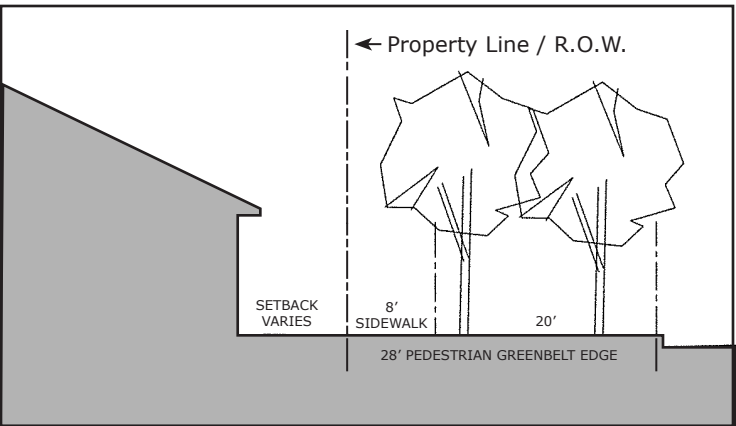
4. STANDARDS

- a. Placement: Court space shall front onto a street. The proportions and solar orientation should be carefully considered for user comfort.
- b. Windows and Doors: Entrances are at sidewalk grade.
- c. Elements: A small wall, hedge or fence shall be placed along the frontage line where it is not defined by a building; see Fencing Standards, section 13.A.
- d. Large trees placed in the Forecourt may overhang the sidewalks.

9.F GREENBELT



Illustrative Photo: Row Houses on Greenbelt



Standards Diagram Section - Greenbelt

1. DESCRIPTION

The Greenbelt Frontage Type is located per the Regulating Plan for Civic Spaces (5.B) primarily along Collector streets and serve as a "green connection" and trail network to amenities throughout the community. This Frontage Type serves as a buffer from the Collector Streets.

2. APPLICABLE DISTRICTS

- a. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.A or B)
- b. Neighborhood General (BMS-NG) (3.D)

3. APPLICABLE BUILDING TYPES

- a. All Building Types allowed in District (Section 8)

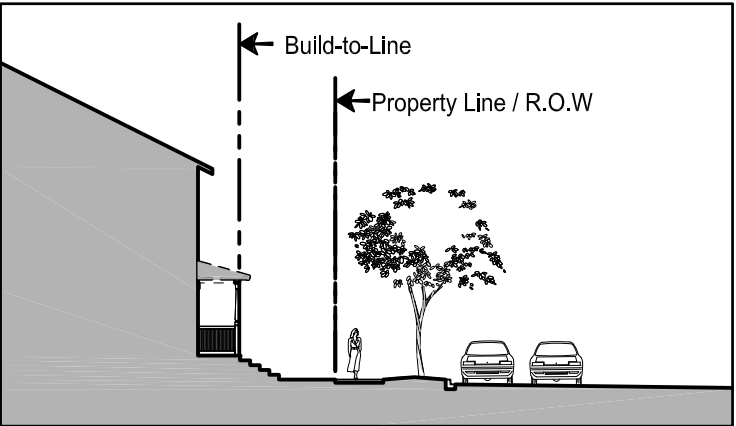
4. STANDARDS

- a. Placement: The Greenbelt frontage creates a deep landscaped setback from the street. Buildings fronting on the greenbelt may have any of the allowable frontages for the Building Type (i.e. Porch, Stoop, etc.)
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Frontage onto Greenbelt may be undefined or defined by fence or hedge.
- d. An 8 ft. min. wide sidewalk located along the property line will provide the public access for adjacent buildings.
- e. A Primary or Secondary Trail will meander through the Greenbelt, see ~~5.K~~ ^{update} Illustrative Trail Layout Plan. When a Primary Trail is co-located within a Greenbelt, the Trail shall take on the development standards of the Greenbelt and no additional sidewalk is required.
- f. The Greenbelt shall be a minimum of 28 ft. deep along building Frontages.
- g. See Section ~~5.H~~ ^{update} for additional Greenbelt standards.

9.G PORCH



Illustrative Photo: Single-Family Front Porches



Standards Diagram Section - Porch

1. DESCRIPTION

The Porch Frontage Type is appropriate for all residential Districts and Building Types. This Frontage includes a covered roof area enclosing an outdoor room deep enough for seating. The Porch provides a transition between public and private space and creates opportunity for interaction between neighbors.

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed-Use - Residential only (BMS-VMU) (3.B)~~
- b. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Residential Building Types (8.F-8.O)

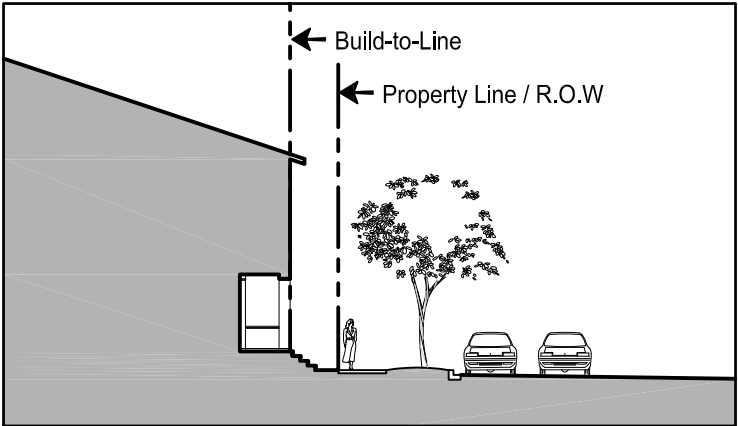
4. STANDARDS

- a. Placement: Building front shall be placed back far enough to allow for a Porch and stair, if required. Stair may encroach into required setback.
- b. Windows and Doors: Entrances may be at or above sidewalk grade.
- c. Elements: Porch shall be no less than 6 ft. deep to allow for usable seating area. However, the Porch may be reduced to a depth of 4 ft. to meet house and architectural style requirements. Upper floor decks are permitted above the Porch.

9.H STOOP



Illustrative Photo: Row House Stoop Frontages



Standards Diagram Section - Stoop

1. DESCRIPTION

The Stoop Frontage Type is appropriate for Districts and Building Types that contain higher density housing where the ground floor residential use is close to the frontage line and raised from the street for privacy. This Frontage includes an exterior stair and landing and may be covered.

2. APPLICABLE DISTRICTS

- ~~a. Village Mixed-Use - Residential only (BMS-VMU) (3.B)~~
- b. Neighborhood Collector (BMS-NC) ~~(3.C)~~ (3.C.B)
- c. Neighborhood General (BMS-NG) (3.D)
- d. Neighborhood Edge (BMS-NE) (3.E)

3. APPLICABLE BUILDING TYPES

- a. All Multi-Family Building Types (8.F-8.M)
- b. Single-Family Homes, if appropriate for style (8.N-8.O)

4. STANDARDS

- a. Placement: Building facade may be setback the depth of the entry stair from the sidewalk. Stair may encroach into required setback.
- b. Windows and Doors: Entrances are raised above sidewalk grade, where feasible.
- c. Elements: The Stoop may include a covered roof, awning, or door may be inset within the building front.

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LANDSCAPE
STANDARDS

11

Section 11 describes the landscape guidelines and standards for the Badger Mountain South community.

11.A	Introduction.....	11-2
11.B	Guiding Principles.....	11-2
11.C	Common Standards Applicable to all Districts.....	11-3
11.D	Civic and Commercial District Standards.....	11-4
11.E	Residential Standards.....	11-4
11.F	Drought Tolerant and/or Native/Naturalized Plant List.....	11-5 11-11
11.G	Refined Plant List.....	11-7 11-12 11-15

11.A INTRODUCTION

The landscape guidelines and standards which follow are intended to complement the natural beauty of the Badger Mountain Preserve, help define the Badger Mountain South neighborhoods and commercial areas and provide a visually pleasant gateway into the City of Richland.

The landscape character of the Badger Mountain South community as identified in these standards borrows heavily from the precedent of the original shrub-steppe landscape found here. However that historical character is joined with other opportunities for a more refined and urban landscape pattern that relates to edges of uses and defines spaces into activity areas.

This section is divided into the following sub-sections: Guiding Principles, which suggest the overall orientation for all landscape applications; Common Standards, which apply to all Districts; District-specific landscape standards; and finally extensive plant lists of materials suitable in a variety of situations.

11.B GUIDING PRINCIPLES



1. WATER CONSERVATION

- a. Drought tolerant plants. **or zeriscaping.**
- b. Native/naturalized plants, suitable for site.
- c. Plants grouped into areas of similar water needs.



3. REFINED LANDSCAPE

- a. Design active use areas with soft native plant edge to frame in activity and blend in with native character.
- b. Provide drought tolerant, low grow lawn in active open space as needed for use.



WATER CONSERVATION continued

- d. Design for low maintenance.
- e. Drip irrigation shall be primary irrigation system throughout community.
- f. Lawn to be drought tolerant.



4. TREES

- a. Encourage street tree organization in grouped spacing; vary pattern.
- b. Street trees in green belts arranged in varied pattern.
- c. Encourage use of trees to promote shade, air quality, and diverse ecosystems.



2. REGIONAL LANDSCAPE CHARACTER

- a. Establishment of regional landscape character is encouraged.



5. ENGAGE ALL SENSES

- a. Design with five senses in mind.
- b. Plants should be:
 - Colorful
 - Fragrant
 - Have varied texture
 - Layer plants of different structure for sound variation
 - Edible



Water Conserving Street Frontage Landscape

1. GENERAL STANDARDS

- a. At a miminum, all landscape design must conform with the requirements of RMC 23.54 Off-Street Parking and Landscape
- b. Landscape design should be both aesthetic and functional.
- c. Landscape design should enhance the building architecture and frame significant architectural elements.
- d. Landscape design may be informal, as applied to large use areas, or refined, as applied in commercial and residential districts.
- e. The use of trellises, arbors, planters, low walls and similar, are encouraged and when used should complement the building style.
- f. Mature tree height should be accounted for when locating trees near any utility and otherwise planted 10-feet from all utilities.
- g. Landscaping within a Clear Vision Triangle ^(at intersections) must not be higher than 18-inches when mature.
- h. Plant materials should be similar to the Drought Tolerant and/or Native/naturalized Plant List and Refined Plant List, Sections 11.F-11.G or other COR approved equivalent. Plants not selected from the lists must be native, naturalized, drought tolerant, and/or suitable in Tri-Cities Region USDA Hardiness Zone.
- i. Water conservation may be achieved by a combination of any of the following techniques:
 - (1) Group plants into areas of similar water need;
 - (2) Locate plants based on solar orientation, exposure and drainage patterns; and
 - (3) Amend soil based on existing conditions.

2. IRRIGATION

- a. Irrigate street frontage, alley, front, front/side yard transition, rear, side yard, and greenbelt landscape using a drip or sub-surface irrigation system, until plants are established. Spray irrigation system exceptions may be granted for Usable Lawn areas only.
- b. Use weather or moisture sensor with automatic control as needed.



Alley Landscape

3. STREET FRONTAGE / MEDIAN LANDSCAPE

- a. Street tree planting is required along all public streets and medians unless site constraints such as sight distance or utility conflicts prohibit installation. Builders must provide street trees aligned in clusters of varied spacing or equal spacing depending on the street character.
- b. When street trees are planted with equal spacing, spacing shall be 30 ft. o.c., typ. or as noted in Section 6: Street Standards per Edge Type 6.C-6.H.
- c. Street tree minimum size at installation as follows:
 - (1) Arterial Street - 1.5" caliper
 - (2) Collector Street - 1.5" caliper
 - (3) Local Street - 1.5" caliper
- e. Street trees must be centered in the landscape planter unless otherwise dictated by site constraints.
- f. Street frontage landscape planter shall consist of low maintenance, drought tolerant ornamental grasses, shrubs, or groundcover not to exceed 24" ht., or 18" ht. within 20 ft. of all intersections.
- g. See Section 6: Street Standards for width and location of street frontage landscape planter per Edge Type 6.C-6.H.

4. ALLEY LANDSCAPE

- a. A 4 ft. wide shoulder is provided on either side of the paved Alley per Section 6.G. The intent of this shoulder is to provide space for cars to pull over to pass in a two-way traffic condition.
- b. 4 ft. wide shoulder in Alley 6" depth crushed gravel suitable for driving surface.

5. HEDGE / WALL

- a. Hedges and walls may be used to create privacy and extend into the landscape as a complimenting feature to the building architecture.
- b. Hedges shall be composed of evergreen shrubs, not to exceed 4 ft. ht., See 11.G - Refined Plant list for Evergreen Hedge Plants.
- c. Walls shall consist of stone, masonry, or building materials that complement the principal structure, not to exceed 4 ft. ht.

6. DECORATIVE LANDSCAPE PLANTERS

- a. Will be free standing, and made of commercial grade materials and designed for heavy public use.
- b. The landscape planter design and style shall be a reflection of the neighborhood character to which they reside.
- c. Landscape planters shall include hardware or other deterrents for skateboards.

7. PARKING LOT LANDSCAPE

- a. Requirements
 - (1) Landscaping shall:
 - i. Be located to break up large expanses of pavement, both internally and at perimeters;
 - ii. Define and delineate driveways, parking stalls and pedestrian walkways;
 - iii. Screen parking lots from adjacent properties and street frontages;
 - iv. Be disbursed throughout the lot;
 - v. Be comprised primarily of deciduous trees for shading, with understory of shrubs and groundcover plants.
- b. Interior landscaping
 - (1) A minimum five percent (5%) of the total paved parking area (including parking stalls, driveways and walkways) shall be landscaped;
 - (2) Required perimeter and building foundation landscaping shall not be considered as part of the Interior Landscaping requirements. Exception: Where a required planter island abuts a required perimeter landscape area, the perimeter landscape may be widened but no additional planter landscape area is required.
 - (3) Interior Landscaping requirements will NOT apply to parking lots containing ten (10) or fewer parking stalls;
 - (4) All planter islands will be protected by a continuous, raised concrete curb;
 - (5) Planter islands shall be a minimum width of five (5) feet (inclusive of curbing) and the full depth of the adjacent parking stalls (minimum 75 square feet);
 - (6) Interior planter islands will contain a minimum of (1) deciduous shade tree and complemented with shrubs and groundcover not to exceed 3 feet in mature height;
 - (7) Every 12 parking stalls will be broken up with a planter island, if the row of parking contains a maximum of 14 stalls, no interior island is required;
 - (8) A planter island is required at the ends and corners of every row of parking stalls;
 - (9) Use of "turf" lawn is prohibited in interior landscape islands.
 - (10) Irregular- shaped planter islands shall contain the minimum 100 square feet of landscape area and protect the full depth of adjacent parking stalls.
- c. Perimeter Landscaping Abutting Adjacent Properties and Public Rights-of-Way
 - (1) Minimum landscape strip of 5-feet in width is required along all sides abutting adjoining properties.
 - (2) Minimum landscape strip of 10-feet in width is required along all sides abutting a public right-of-way.
 - (3) All perimeter landscape strips shall be planted with one type or a combination of tree types – small coniferous evergreen trees; small deciduous accent trees; and large deciduous shade trees.
 - (4) The "understory" planting will include one of the following three options and will form a solid screen and cover within two (2) years of planting:
 - i. A combination of shrubs and groundcover planted in a formal hedge planting and with a mature, minimum height of 18" and maximum height of 3-feet.

- ii. Segmental, solid screen wall - min. 30"/max.42" high (durable materials/no exposed wood), combined with wall-clinging plants and/or low shrub planting.
- iii. Earth mounded berm – min. 30"/max. 42" high, covered with an "informal" arrangement of low shrubs and groundcover (BMS-SD-DR District only).
- (6) All planter islands will be protected by a continuous, raised concrete curb;
- (7) Coordinate proposed tree and shrub locations and plant species with existing trees and shrubs on adjacent properties.
- (8) If proposed parking lot abuts an existing hedge, wall or screen planting that satisfies the requirements of this section, perimeter planting requirements MAY be relaxed. Provide adjacent plant location(s), plant types and sizes as part of the proposed landscape treatment.
- (9) Use of "turf" lawn is prohibited in perimeter landscape strips.
- d. Maintenance
 - (1) It will be the Owner's responsibility to maintain all landscape elements on their property.
 - (2) Landscaping will be kept in good condition, free of debris and refuse.
 - (3) Live plant material shall be kept alive in a healthy and thriving condition.
 - (4) Use of a temporary or permanent, drip or other approved water-conserving irrigation system, is required.
- e. Certificate of Occupancy
 - (1) The installed landscape will be inspected and no certificates of occupancy will be issued unless and until the landscaping meets all the requirements of the approved Landscape Plan and the LUDR - Section 11.
 - (2) If the landscaping cannot be installed safely and insure survival due to the time of year or other good cause, a temporary certificate of occupancy may be issued for a maximum period of 6 months. The owner shall furnish a satisfactory "bond" assurance for that 6-month period, guaranteeing installation of the approved landscaping.

8. NEIGHBORHOOD AND COMMUNITY STORAGE AREA SCREENING

- a. Neighborhood Storage Areas must be fenced per Section 13.A.3, Community Storage Facility per 13.A.4.
- b. Between the sidewalk and the fence, or the fence and the side or rear setbacks, an evergreen hedge shall be planted, per Section 11.G., and irrigation provided. The plantings shall be of sufficient size and quantity to reasonably be expected to provide 100% screening within three years of planting.
- c. Storage Facility screening only applies to BMS-NG and BMS-NC-P districts.

11.D CIVIC AND COMMERCIAL DISTRICT STANDARDS



Commercial Facility

1. APPLICABLE DISTRICTS

- ~~a. Village Mixed Use (BMS-VMU) (3.B)~~
- b. Neighborhood Collector - Commercial (BMS-NC) (3.C)
- c. Civic (BMS-CIVIC) (3.F)
- d. Special Districts:
 - (BMS-SD-SR) (4.B)
 - (BMS-SD-CMU) (4.C)
 - (BMS-SD-DR) (4.D)

2. SUBMITTAL PROCESS

- a. All development permit applications for civic, commercial, and multi-family buildings are required to submit a landscape plan. A "landscape" plan will include all areas of plazas, hardscape gathering places as well as planted areas; these areas will all count towards meeting the overall landscape requirements.
- b. Civic and commercial development proposals will include 10 percent Landscape Coverage of the site. The Master Developer of a commercial area may set aside common areas that meet this requirement rather than meeting it on a parcel by parcel basis.
- c. Multi-family structures that are over 50 units and use stacked units or courtyard building types are required to have designated children play areas of 5 square feet per unit, unless developed as Senior Housing. Play areas will meet Local Park standards and amenities, Section 5.D.

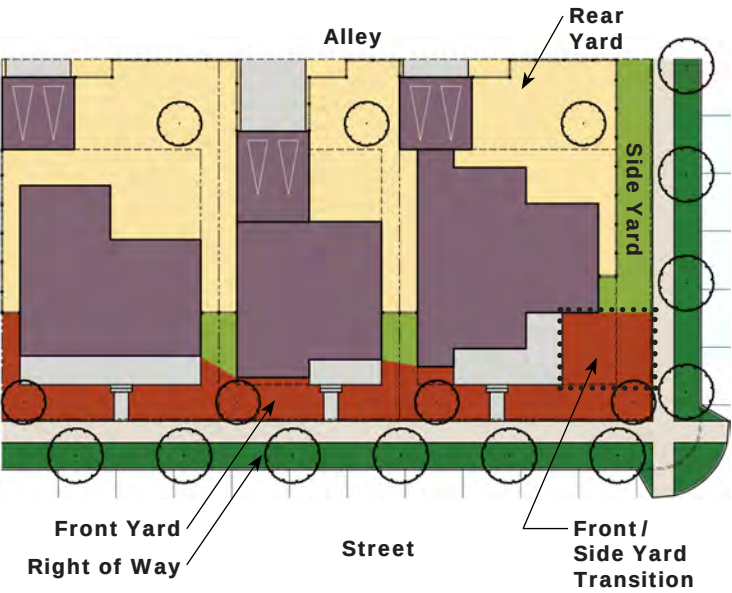
3. RIGHT OF WAY STANDARDS

- a. Street trees - Required, See Street Frontage Landscape, Section 11.C.3
- b. Sidewalk - Required, See Section 6: Street Standards

4. PARKING LOT LANDSCAPE STANDARDS

- a. See Common Parking Lot Landscape Standards, Section 11.C.7

11.E RESIDENTIAL STANDARDS



1. SINGLE FAMILY RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector - Commercial (BMS-NC) (3.C)
- (1) Neighborhood General (BMS-NG) (3.D)
- (2) Neighborhood Edge (BMS-NE) (3.E)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

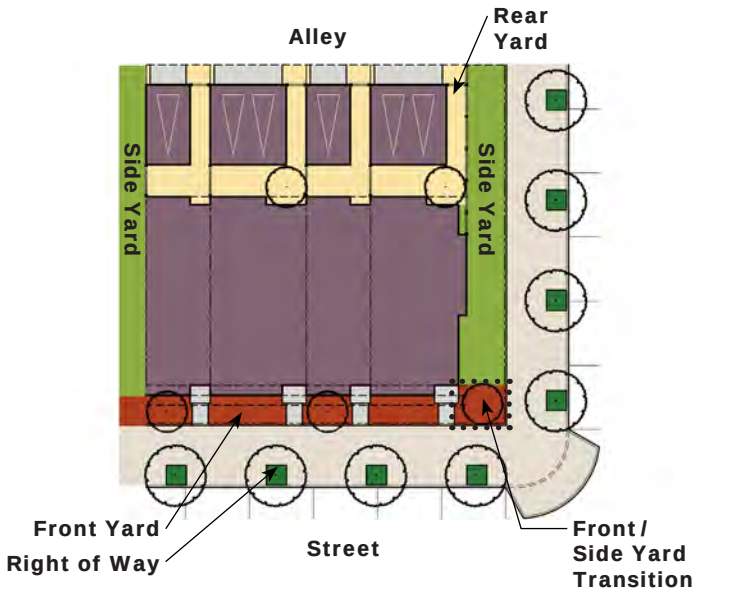
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



2. MULTI-FAMILY RESIDENTIAL

a. Applicable Districts

- ~~(1) Village Mixed Use (residential ground floor) (BMS-VMU) (3.B)~~
- (2) Neighborhood Collector (BMS-NC) (3.C)
- (3) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required in areas without zero lot line condition. At zero lot line conditions, 1 tree per every 3 units is required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 5 ft. wide minimum.

d. Front/Side Yard Transition

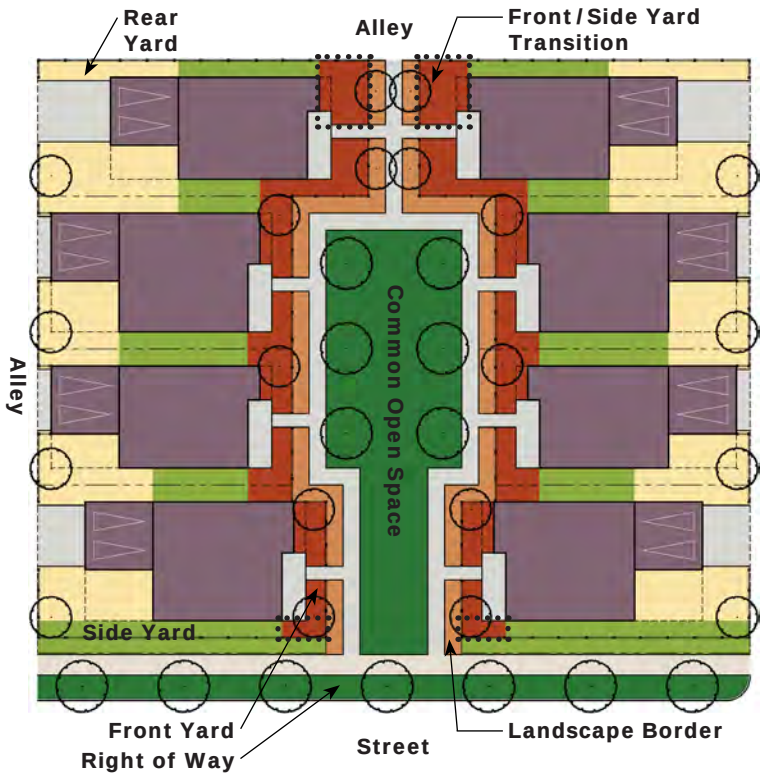
- (1) Front yard tree per lot - 1 encouraged.
- (2) Informal or formal landscape design: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or useable lawn.

e. Side Yard

- (1) Side yard visible from the street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.



3. COURTYARD RESIDENTIAL

a. Applicable Districts

- (1) Neighborhood Collector (BMS-NC) (3.C)
- (2) Neighborhood General (BMS-NG) (3.D)

b. Right of Way

- (1) Street trees - See Street Frontage Landscape 11.C.3
- (2) Sidewalk - See Section 6: Street Standards

c. Front Yard

- (1) Front yard tree per lot - 1 required.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (3) Entry walk - 4 ft. wide minimum.

d. Front/Side Yard Transition

- (1) Landscape design: 100% Landscape Coverage.
- (2) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.

e. Side Yard

- (1) Side yard visible from common courtyard/green or street: 60% Minimum Landscape Coverage.
- (2) Corner lot side yard: 100% Landscape Coverage.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers and / or useable lawn.

f. Rear Yard

- (1) At a minimum, the rear yard shall be seeded or mulched for a stabilized surface.
- (2) Where rear yards abut a collector street, a 5 ft. landscape buffer shall be provided. For buffer planting requirements, see 11.C.7.c.

g. Common Open Space

- (1) Canopy trees at 30 ft. o.c.
- (2) Ornamental trees @ 20 ft. o.c.
- (3) Use of perennials, ornamental grasses, shrubs, vines, groundcovers, and/or Usable Lawn.
- (4) Sidewalk width - 5 ft. wide minimum.

h. Landscape Border

- (1) Use of ornamental trees, perennials, ornamental grasses, shrubs, vines, and/or groundcovers.

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST

Drought Tolerant and/or Native/Naturalized Plant List provides a cohesive list of plant materials that are suited for the Tri-Cities region, and should be used as a guideline for landscape design. This list contains plants that are Drought Tolerant and/or Native or Naturalized. Each plant is designated as either N=Native or Naturalized, * = Drought Tolerant, or both. The large open space areas of Badger Mountain South will primarily consist of native plants or plant materials from this list.

11.G *Refined Plant List* suggests plant materials to be used in areas of specific use such as: parks, community gardens, residential landscapes, and similar circumstances. Other COR approved plants may also be used.

The (2) plant lists are intended to be used interchangeably, and should be used in harmony with one another for site specific landscape design intent.

NOTE:

- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
- All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
- Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.

N = Native or Naturalized Plant Materials

* = Drought Tolerant Plant Materials

DECIDUOUS TREES

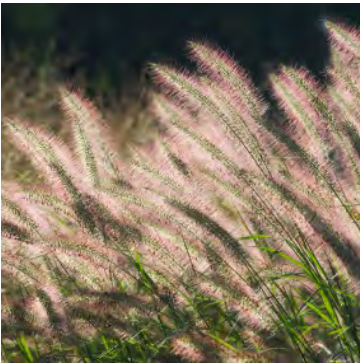
Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Acer campestre</i>	Hedge Maple	35' X 25'	1-1/2" Caliper	Sun	*
<i>Acer ginnala</i>	Amur Maple	15-20' X 15-20'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Acer glabrum</i>	Rocky Mountain Maple	20-30' X 20'	1-1/2" Caliper	Sun/Pt. Shade	* N
<i>Acer negundo</i> 'Sensation'	Sensation Box Elder	40' X 30'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer platanoides</i> 'Cleveland'	Cleveland Norway Maple	50' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Acer saccharum</i>	Sugar Maple	60' X 40'	1-1/2" Caliper	Sun/Pt. Shade	N
<i>Aesculus glabra</i>	Horsechestnut	25-35' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Alnus cordata</i>	Italian Alder	40' X 25'	1-1/2" Caliper	Sun	*
<i>Betula occidentalis</i>	Water Birch	12-15' X 12-15	1-1/2" Caliper	Sun	N
<i>Catalpa speciosa</i>	Western Catalpa	40-70' X 40-50'	1-1/2" Caliper	Sun	*
<i>Celtis occidentalis</i>	Common Hackberry	50-60' X 40-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cercis occidentalis</i>	Western Redbud	10-15' X 10-15'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Cotinus coggygia</i>	Common Smoke Tree	10-15' X 10-15'	4-6' ht.	Sun	*
<i>Crataegus douglasii</i>	Black Hawthorn	10-20' X 20'	1-1/2" Caliper	Sun	* N
<i>Crataegus monogyna</i>	English Hawthorn	30' X 8'	1-1/2" Caliper	Sun	* N
<i>Fraxinus pennsylvanica</i>	Green Ash	50-60' X 30-40'	1-1/2" Caliper	Sun	*
<i>Ginkgo biloba</i>	Maiden Hair Tree	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Gleditsia t. var. inermis</i>	Thornless Honey Locust	35-70' X 25-35'	1-1/2" Caliper	Sun	*
<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	50-60' X 30-40'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Koelreuteria paniculata</i>	Golden Raintree	20-30' X 25-35'	1-1/2" Caliper	Sun	*
<i>Morus alba</i>	White Mulberry	30-50' X 30-50'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Nyssa sylvatica</i>	Sour Gum	30-50' X 15-25'	1-1/2" Caliper	Sun	*
<i>Populus tremuloides</i>	Quaking Aspen	20-60' X 15-30'	1-1/2" Caliper	Sun	* N
<i>Prunus avium</i>	Sweet Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	N
<i>Prunus emarginata</i>	Bitter Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus padus</i>	European Bird Cherry	15-30' X 15-30'	1-1/2" Caliper	Sun	*
<i>Prunus tomentosa</i>	Nanking Cherry	15-30' X 15-30'	6-8' ht.	Sun	N
<i>Prunus virginiana</i>	Chokecherry	20-30' X 10-15'	6-8' ht.	Sun	* N
<i>Quercus bicolor</i>	Swamp White Oak	50-60' X 50-60'	1-1/2" Caliper	Sun	*



Meadow Sage



Oregon Grape



Fountain Grass



Moonshine Yarrow



Nootka Rose

SOURCES:

- Washington State University - Drought Tolerant Plants. By Tonie Fitzgerald, Revised January 2005. Washington State University, U.S. Department of Agriculture, and Spokane County.
- Benton County - Vascular Plant List. By R. Savers (1986), K. Beck (1994-1997), F. Caplow (1994-1997), and J. Downs (2003-2004).
- Native Plants of Eastern Washington: The Natural Way to Grow. By Washington Native Plant Society, Columbia Basin Chapter; <http://www.wnps.org/cbasin/index.html>
- Washington State University - Recommended Trees for the Mid-Coumbia Region. By Washington State University, September 2009.

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

DECIDUOUS TREES continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Quercus garryana</i>	Garry Oak	40-90' X 30-60'	1-1/2" Caliper	Sun	* N
<i>Quercus macrocarpa</i>	Burr Oak	60-75' X 30-40'	1-1/2" Caliper	Sun	*
<i>Robinia pseudoacacia</i>	Black Locust	40-75' X 30-60'	1-1/2" Caliper	Sun	N
<i>Salix babylonica</i>	Weeping Willow	30-40' X 35'	1-1/2" Caliper	Sun	N
<i>Salix scouleriana</i>	Scouler's Willow	30' X 30'	1-1/2" Caliper	Sun	N
<i>Sophora japonica</i>	Japanese Pagoda Tree	50-70' X 50-70'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Sorbus aucuparia</i>	European Mountain Ash	20-40' X 15-25'	1-1/2" Caliper	Sun/Pt. Shade	*
<i>Tillia tomentosa</i>	Silver Linden	40-50' X 20-30'	1-1/2" Caliper	Sun	*
<i>Ulmus pumila</i>	Siberian Elm	50' X 40'	1-1/2" Caliper	Sun	*

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Juniperus occidentalis</i>	Western Juniper	50-60' X 30-50'	6-8' ht.	Sun	N
<i>Juniperus scopulorum</i>	Rocky Mountain Junier	10-30' X 8-15'	6-8' ht.	Sun	* N
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	*
<i>Pinus aristata</i>	Bisltecone Pine	20-30' X 10-15'	6-8' ht.	Sun	*
<i>Pinus flexilis</i>	Limber Pine	30-55' X 15-25'	6-8' ht.	Sun	*
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	*
<i>Pinus ponderosa</i>	Ponderosa Pine	80-100' X 25-30'	6-8' ht.	Sun/Pt. Shade	* N
<i>Pinus strobus</i>	White Pine	50-80' X 20-40'	6-8' ht.	Sun	*
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N

SHRUBS, BUNCHGRASSES, GROUNDCOVERS AND PERENNIALS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t. 'Crimson Pygmy'</i>	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2-4'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla mollis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica 'Rosea'</i>	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotanum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia 'Powis Castle'</i>	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	2-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata 'Moonbeam'</i>	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea`</i>	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

11.F DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximiliani</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Day Lily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	1" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-16" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalcedonica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Sempervivum</i> sp.	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulgare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica</i> sp.	Speedwell	Varies	4" pots	Sun	*

11.G REFINED PLANT LIST

NOTE:

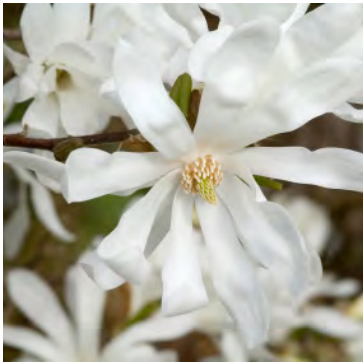
- All plant materials are suitable for the Tri-Cities region based on USDA Hardiness Zone
- All plant materials on "USDA Plants Database, Washington State - Listed Noxious Weeds" list are PROHIBITED
- Edible plants are allowed, but not present on plant list. Edible plants shall be used where desired.

N = Native or Naturalized Plant Materials

* = Drought Tolerant Plant Materials

DECIDUOUS TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Acer circinatum</i>	Vine Maple	15' X 15'	6-8' ht., multi-stem	Sun/Pt. Shade	N new leaves tinted red, great in native garden
<i>Acer griseum</i>	Paper Bark Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	beautiful reddish bark peels away in thin sheets
<i>Acer palmatum</i>	Japanese Maple	5-20' X 5-20'	4-6' ht., multi-stem	Sun/Pt. Shade	leaves deep cut toothed lobes, colors from reds, oranges, greens, variegated
<i>Acer rubrum</i>	Red Maple	30-60' X 15-30'	1-1/2" Caliper	Sun	amazing bright red fall color, fast growing
<i>Amelanchier grandiflora</i>	Serviceberry	20' X 15'	1-1/2" Caliper	Sun	fragrant white flowers in spring, blue edible berries following, orange fall color
<i>Betula jacquemontii</i>	Jacquemonti Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, striking white bark
<i>Betula nigra</i> 'Summer Cascade'	Summer Cascade Birch	40-60' X 30'	1-1/2" Caliper	Sun	narrow habit, creamy brown exfoliating bark, gold fall color
<i>Carpinus betulus</i> 'Frans Fontaine'	Columnar European Hornbeam	35' X 15'	1-1/2" Caliper	Sun	narrow dense habit, furrowed gray bark, yellow or dark red fall color
<i>Catalpa speciosa</i>	Catalpa	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	round habit, upright trumpet shaped white flowers in late spring and summer
<i>Cercidiphyllum japonicum</i>	Katsura	20-40' X 20-30'	1-1/2" Caliper	Sun/Lt. Shade	foliage changes color from red-purple to blue-green in summer, then yellow in fall
<i>Cercis canadensis</i>	Eastern Redbud	15-25' X 15-25'	1-1/2" Caliper	Sun/Lt. Shade	profuse vibrant sweet pea shaped pink flower clusters in early spring
<i>Cornus florida</i>	Flowering Dogwood	15-30' X 15-30'	1-1/2" Caliper	Sun	flower clusters amongst white to pink-red bracts in spring, before leaves emerge
<i>Cornus kousa</i>	Kousa Dogwood	15-25' X 15-25'	6-8' ht., multi-stem	Sun/Lt. Shade	top of branches covered with white to pink-red flowers in late spring, leaves below
<i>Crataegus laevigata</i>	English Hawthorn	18-25' X 15-20'	1-1/2" Caliper	Sun	dainty white flower clusters after leaf out in spring, showy red fruit summer & fall
<i>Fraxinus angustifolia</i> 'Raywood'	Raywood Ash	25-35' X 25'	1-1/2" Caliper	Sun	compact, delicate lacy small leaves, round headed, compact, fast growing
<i>Gleditsia triacanthos</i>	Honey Locust	30-50' X 25-35'	1-1/2" Caliper	Sun	many bright green oval leaflets compose long fern like leaves, yellow fall color
<i>Liriodendron tulipifera</i>	Tulip Tree	50-60' X 40'	1-1/2" Caliper	Sun	unique saddle shaped leaves, beautiful yellow tulip shaped flowers in spring
<i>Liquidambar styraciflua</i> 'Clydesform'	American Sweetgum	30' X 15'	1-1/2" Caliper	Sun	furrowed bark, profuse hanging seed pods; purple, yellow, or red fall color
<i>Magnolia x soulangeana</i>	Saucer Magnolia	15-25' X 15-25'	6-8' ht., multi-stem	Sun	large fragrant tulip shaped white to pink-red purple flowers in late winter
<i>Magnolia stellata</i>	Star Magnolia	10' X 20'	4-6' ht., multi-stem	Sun	profuse white star like flowers in late winter to early spring, slow growing
<i>Malus sp.</i>	Flowering Crabapple	10-25' X 10-25'	1-1/2" Caliper	Sun	showy white to pink-red flowers in spring, followed by small showy edible red fruit
<i>Oxydendrum arboreum</i>	Sourwood	15-30' X 20'	1-1/2" Caliper	Sun	all year interest, pyramidal habit, leaves vary in season, fragrant bell white flowers
<i>Prunus cerasifera</i> 'Newport'	Flowering Plum	15-30' X 15-20'	1-1/2" Caliper	Sun	fragrant, single white to light pink flowers, dark purple foliage in summer
<i>Prunus serrulata</i> 'Kwanzan'	Flowering Cherry	10-25' X 10-25'	1-1/2" Caliper	Sun	narrow inverted cone shaped habit, large double pink flower clusters
<i>Prunus x yedoensis</i>	Yoshino Flowering Cherry	25-40' X 25-30'	1-1/2" Caliper	Sun	single white to light pink flowers in early spring, fast growing
<i>Pyrus calleryana</i> 'Chanticleer'	Flowering Pear	30-40' X 15-20"	1-1/2" Caliper	Sun	narrow pyramidal habit, showy white flowers in early spring, orange fall color
<i>Stewartia sp.</i>	Stewartia	25-40' X 25-30'	1-1/2" Caliper	Sun/Pt. Shade	single white camelia like flowers in summer, smooth flaking bark in winter
<i>Styrax japonicus</i>	Japanese Snowdrop Tree	15-25' X 10-15'	6-8' ht., multi-stem	Sun/Pt. Shade	fragrant hanging clusters of white flowers, leaves curl upward, in spring
<i>Tilia cordata</i> 'Corzam'	Corinthian Linden	45' X 15'	1-1/2" Caliper	Sun	dense pyramid habit, leaves yellow in fall, fragrant clusters of yellow flowers in summer
<i>Zelkova serrata</i>	Sawleaf Zelkova	50-60' X 50-60'	1-1/2" Caliper	Sun	narrow oval sawtoothed green leaves, yellow to dark red fall color



Star Magnolia



Bird's Nest Spruce



Winged Euonymus



Maiden Hair Grass



Sedum

EVERGREEN TREES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Calocedrus deccurrens</i>	Incense Cedar	50-70' X 10-15'	6-8' ht.	Sun	* dense narrow pyramidal habit, reddish brown bark, small duckbill shaped cones
<i>Chamaecyparis obtusa</i> 'Gracilis'	Hinoki False Cypress	20' X 4-10'	4-6' ht.	Sun/Pt. Shade	slender upright habit, yellow foliage, dwarf varieties allowed
<i>Cupressocyparis x leylandii</i>	Leylandi Cypress	15-30' X 8-15'	4-6' ht.	Sun	slender upright pyramidal habit, gray-green foliage, smal scaley cones
<i>Picea abies</i>	Norway Spruce	60' X 25'	6-8' ht.	Sun/Pt. Shade	* pyramidal habit, deep green foliage, hardy & wind resistant
<i>Picea pungens</i>	Colorado Blue Spruce	50-75' X 25'	6-8' ht.	Sun/Pt. Shade	* broad pyramidal habit, dark green to blue green foliage
<i>Pinus nigra</i>	Austrian Pine	40-60' X 20-30'	6-8' ht.	Sun	* stout uniform pyramidal habit, 3-6.5" long dark green in 2 needle bundles
<i>Pinus strobus</i>	White Pine	40-60' X 20-30'	6-8' ht.	Sun	symmetrical pyramidal habit, 3-5.5" long blue green in 5 needle bundles
<i>Pinus sylvestris</i> 'Fastigiata'	Scotch Pine	40-60' X 20-30'	6-8' ht.	Sun	dense narrow column habit, 1.5-3" long blue green in 2 needle bundles
<i>Thuja occidentalis</i>	American Arborvitae	20-30' X 10-15'	6-8' ht.	Sun/Pt. Shade	N dense narrow cone habit, dark green color throughout winter
<i>Tsuga canadensis</i>	Canadian Hemlock	40-70' X 25-35'	6-8' ht.	Sun/Pt. Shade	N dense pyramidal habit, branchlets droop, dark green needles

SHRUBS, GROWDCOVERS, ORNAMENTAL GRASSES, VINES, ROCK GARDEN PLANTS, AND EVERGREEN HEDGE PLANTS - SEE APPENDIX

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf Port Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge large rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	dense extremely fine blue-silver leaves, flower spikes in summer
<i>Heloctotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

11.G REFINED PLANT LIST continued

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	4" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	round glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, mainy s form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries

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SUSTAINABILITY
STANDARDS

12

Section 12 describes regulations for Sustainability throughout the Badger Mountain South community.

12.A	Introduction.....	12-2
12.B	Sustainability Principles.....	12-2
12.C	Common Standards.....	12-2
12.D	Non-Residential Standards.....	12-3
12.E	Residential Standards.....	12-3

12.A INTRODUCTION

1. In Badger Mountain South, sustainable development means development that looks to the long-term social and environmental health of the community. It is the key concept to what is unique about this community of homes, businesses, schools and play fields. This section provides sustainability goals for Badger Mountain South.
2. The standards and requirements of previous sections of the LUDR relate to the concept of sustainability through the following ways:
 - a. **Compact Design**

Compact design is a recognized element of sustainable development because it allows a reduction of infrastructure, yields a higher proportion of contiguous preserved open space, facilitates transit use, and is more conducive to walking.
 - b. **Mix of Uses**

Permitting a mix of land uses in close proximity creates attractive places to live, provides employment, business and shopping opportunities in close proximity to residences, and encourages alternatives to driving.
 - c. **Connectivity**

Connected open space in Badger Mountain South will provide over 300 acres of parks, trails, and open space connecting neighborhoods, schools, and businesses.
 - d. **Walkability**

Each neighborhood in Badger Mountain South is designed to create multiple destinations within a five-minute walk. The street and trail network provides safe accommodations for pedestrians and easy access to (proposed) neighborhood schools.
 - e. **Housing Choice**

Badger Mountain South will provide a range of housing types and affordability levels to accommodate most any household and to facilitate the creation of intergenerational neighborhoods.
 - f. **Transportation Choice**

The street and trail network will provide multiple ways into the community for vehicles, bicyclists, pedestrians and transit. As build out occurs, transit expansion will likely follow.
3. In this section of the LUDR, more specific direction is provided to address energy and other resource conservation through standards that apply to all buildings and sites. These standards are guided by sustainability principles which follow. At their best, sustainability principles, when applied as standards to the built environment, reconnect people to their community and provide attainable performance targets without limiting innovation.
4. National, sustainable design certifications, including but not limited to, Energy Star, Built Green and LEED, are rating systems that provide guidance to developers and builders to help achieve the sustainability intent of the Badger Mountain South community.

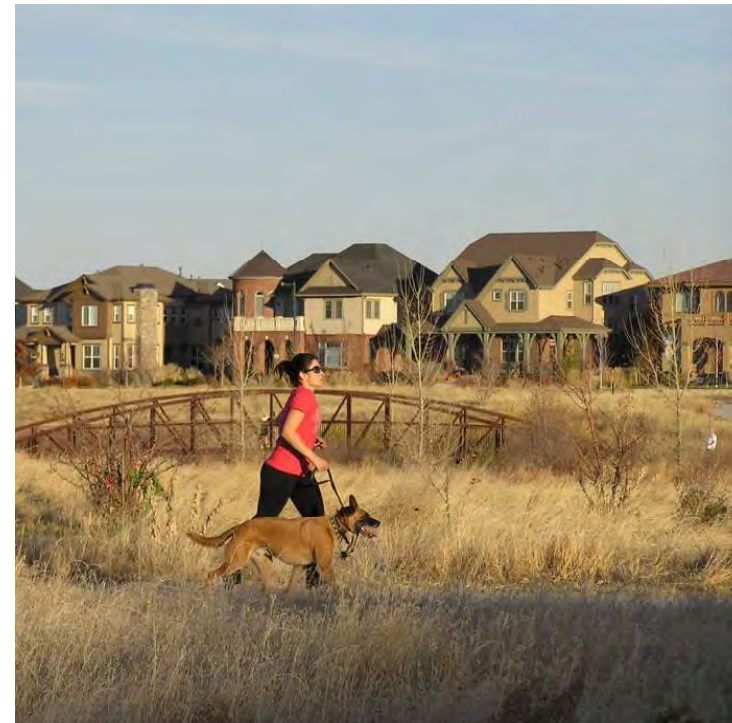
NOTE: We are proposing to delete text where sustainability standards which were adopted many years ago are now obsolete or have been replaced (for example, the Washington State Energy Code may now provide a higher level of energy conservation requirements) or where text is otherwise redundant

12.B SUSTAINABILITY PRINCIPLES

- 1. ENERGY:**
 - a. Promote energy conservation in all aspects of development and life cycle operation.
 - b. Promote production and use of renewable energy.
- 2. WATER:**
 - a. Promote water conservation in all aspects of development and life cycle operation.
 - b. Promote re-use, recycling and ground water recharge of rain water and grey water.
- 3. TRANSPORTATION:**
 - a. Promote pedestrian, bicycle and community transit modes of transportation.
 - b. Promote a compact, walkable and mixed-use pattern of development.
- 4. EXTERIOR LIGHTING:**
 - a. Minimize light trespass from the building and site to achieve:
 - (1) Energy savings
 - (2) Night-sky ambience; and
 - (3) Increased visibility, safety, and security by reducing glare.
- 5. RECYCLING:**
 - a. Promote reduction in waste during development and life cycle operation.
 - b. Promote reuse of materials during construction.
 - c. Promote recycling of materials during development and life cycle operation.
- 6. HEALTHY LIFESTYLE:**
 - a. Promote an active, healthy lifestyle by connecting areas of activity with non-motorized means of circulation.
 - b. Promote opportunities for active recreation through community-wide trail system as well as provisions for parks and play areas in each neighborhood.
- 7. BUILDING MATERIALS:**
 - a. Choose building materials and systems that:
 - (1) Protect and promote indoor air quality;
 - (2) Contain recycled content, or can be recycled;
 - (3) Are extracted, processed, and manufactured regionally;
 - (4) Utilize renewable, salvaged, or FSC Certified materials
- 8. URBAN AGRICULTURE:**
 - a. Promote opportunities for community gardening within each neighborhood.

At its completion, Badger Mountain South will have a minimum of 207 acres of open space, including open space in city parks. Trails or other features provide connectivity. This calculation does not include school sites.

12.C COMMON STANDARDS



Illustrative Photo: Walkable and Sustainable Community

The following Common Standards are applicable to all development within Badger Mountain South. Refer to Section 12.D and 12.E for additional standards specific to use or to District.

1. ENERGY

- a. Include passive and/or active means of allowing for both solar gain where used for passive solar heating as well as sun protection from unwanted solar heat gain.
- b. Include building space and conduits for future addition of solar hot water or photovoltaic systems on every building. When provided, the use of geo-thermal may substitute for any of the above requirements. Geo-thermal wells and related infrastructure is permitted in all setback areas.

For this numbered item indicate "N/A"

2. GREEN BUILDING COMPLIANCE

- a. Achieve the minimum level for one of the following green building or energy star rating systems or their equivalent:
 - (1) Built Green – as promoted by the local building trade organization
 - (2) LEED – as promoted by the U.S. Green Building Council (www.usgbc.org)
 - (3) Green Globes – as promoted by the Green Building Initiative (www.thegbi.com)
 - (4) National Green Building Standards – 2008 (www.nahbgreen.org) for residential only
 - (5) Energy Star Certification

3. EXTERIOR LIGHTING

Goals: Nighttime building illumination should reinforce prominent building design elements yet avoid off-site lighting and night sky pollution. Technologies to reduce light pollution include full cutoff luminaires, low-reflectance, and low-angle spotlights. Computer modeling of commercial project's site lighting is encouraged.

- a. For all buildings except Low Rise Residential (under four stories):
 - (1) Submit a Lighting Plan, depicted on the site plan, for all projects with four or more exterior fixtures. The Lighting Plan must include all elements as found in the Glossary for "Lighting Plan".



Illustrative Photo: Sustainable Community

- ~~(2) Lighting power densities must not exceed ANSI/ASHRAE/IESNA Standard 90.1 2010.~~
 - ~~(3) Meet exterior lighting control requirements from ANSI/ASHRAE/IESNA Standard 90.1 - 2010.~~
 - ~~(4) Follow all the requirements that applies to the development proposed as found in ANSI/ASHRAE/IESNA Standard 90.1 - 2010.~~
- b. For all Low Rise Residential Buildings (under four stories):
- (1) Lighting fixtures shall have translucent covers that eliminate glare and have full cutoff features/shielding to prevent direct light from the fixture to shine beyond the property limits where the fixture is installed.
 - (2) Lights of less than 15 watts used for holiday decoration are exempt.
 - (3) Lighting for U.S. flags intended to be properly displayed at night is exempt.

For this numbered item indicate "N/A"

~~4. REACH CODES~~

- a. Projects that achieve Passive House Certification shall be deemed compliant with the energy conservation requirement.
- b. Projects that achieve Living Building Challenge shall be deemed compliant with both the energy conservation requirement, and the green building requirement.

5. RECOMMENDED ELEMENTS (NOT REQUIRED)

- Solar Hot Water system
- Photovoltaic system
- LEED Platinum

NOTE: 12D and 12E should be removed but we will be retaining the illustrative photos on the previous page if space allows

12.D NON-RESIDENTIAL STANDARDS



Illustrative Photo: Commercial Facility w/ Solar Array Entry Canopy

- 1. Compliance with the Common Standards, 12.C
- 2. Commercial buildings shall be Energy Star compliant.
- 3. Civic buildings should attempt to meet LEED Silver standard or equivalent rating in an alternate green building rating system.
- 4. Schools: All K-12 schools that receive funding from the Office of the Superintendent of Public Instruction must be built either to the Washington Sustainable Schools Protocol (WSSP) or LEED Silver standard.
- 5. Provide shared parking within Mixed-Use development projects.
- 6. Parking must be organized so that no one surface parking area in any development is larger than two (2) acres. In large developments with multiple surface parking areas, each area shall be defined through the use of landscape and pedestrian access ways.

12.E RESIDENTIAL STANDARDS



Illustrative Photo: Single Family Home with Rooftop Solar Array

- 1. Compliance with the Common Standards, 12.C.
- 2. In order to reduce the energy demand for domestic hot water usage, homes are encouraged to be constructed with one of the following Energy Star - Residential Water Heater Systems:
 - a. Whole-Home Gas Tankless Water Heater
 - b. Gas Condensing Water Heater
 - c. Heat Pump Water Heater
 - d. Solar Water Heater with conventional storage or tankless backup system"
 - e. Or other equivalent system

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SITE
IMPROVEMENT
STANDARDS

13

Section 13 describes regulations for the Site Improvements throughout the Badger Mountain South community.

13.A	Fencing.....	13-2
13.B	Signage.....	13-3- 13-5
13.C	Site Furnishings and Hardscape.....	13-6
13.D	Common Parking Standards.....	13-7

13.A FENCING



Side and Rear Yard Fencing



Wing-Fencing with Gate



Front Yard Fencing



Corner Lot Fencing



Iron Fencing



Painted Wood Fencing



Picket Fencing

1. RESIDENTIAL

a. General Considerations

- (1) A fence is defined as a structural or ornamental barrier separating one exterior space from another. The intent is to create good neighbor fences and make alleys people-friendly by allowing homeowners to view activities in the alley.
- (2) The heights or elevations of any wall or fence shall be measured from the finished grade natural elevations of the property at or along the applicable points or lines.
- (3) Cyclone and chain link fences are prohibited. Fences must be constructed of grade #2 (or better) no-hole cedar, masonry, recycled plastic, iron, powder coated steel, or aluminum.

b. Standards

- (1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. ~~All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.~~
- (2) Front fences. ~~(non-corner lots and where not adjacent to pedestrian paths)~~
 - i. Any fence extended beyond the front of the house, ~~estrian paths~~ must not exceed 4 ft. in height.
 - ii. Painting of front fences is allowed when painted to complement the exterior color of the residential structure. Any painted fence must be maintained so as to conform to the standards established for fences.
- (4)(3) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- (5)(4) Fence company signs may not be affixed to fences.
- (6)(5) Fencing in Courtyard Housing and Cottage Court front yards shall be a maximum of 4 ft. high.
- (7)(6) Hedges may be established as a fence along the front yard or corner lot side yard when the maximum height of

- the plant materials is maintained at 4 ft. or less.
- (8)(7) When trash receptacles, recycling containers and similar are stored outside of a building or other structure, they must be screened with a sight obscuring fence which matches the style and materials of other fencing on the lot and must be one foot ~~high~~ ^{higher} than the object being screened.
- (9)(12) Enclosed Courtyard Screen.
 - i. A solid or semi-solid partition constructed of the same or similar materials or as approved by the City as the principal structure and either partially or completely surrounding an outdoor living space. May extend into the front yard setback no more than 6 ft. beyond the front facade/front porch of the principal structure, but in no event exceed 40 percent of the width of the lot.
 - ii. Must be decoratively embellished on the exterior when a solid screen is built.
 - iii. Maximum height of 6 ft.

2. COMMERCIAL DISTRICT FENCING AND LANDSCAPE/RETAINING WALLS

a. General Considerations

- (1) Fences and landscape/retaining walls will be reviewed as part of the landscape plan submittal for development applications. A fence is defined as a structural, functional or ornamental barrier separating one exterior space from another.
- (2) The heights or elevations of any wall or fence shall be measured from the finished grade elevations of the property at or along the applicable points or lines.
- (3) No cyclone or chain link fences are allowed except as noted below and except that fence posts may be metal or steel enclosed in wood and as noted below. Freestanding concrete and masonry walls shall be minimum 8 inches thick. Wood shall be painted unless natural cedar or redwood is used. Site wall materials should generally match building materials. Metal and iron fencing shall be configured in predominately vertical elements; all metal

surfaces shall be painted.

b. Standards

- (1) Acceptable materials for Fences and Landscape/Retaining Walls are as follows:
 - i. Brick, concrete and stone masonry;
 - ii. Architecturally detailed exposed cast-in-place concrete;
 - iii. Stucco, cement based;
 - iv. Wood pickets, lattice and boards; use #2 or better no-hole cedar;
 - v. Painted wrought iron, powder coated steel, or aluminum;
 - vi. Chain link, for rear property lines in the BMS-SD-DR District only;
- (2) Fences constructed with wood are encouraged to use wood wrapped steel posts.
- (3) All fences shall be 6 ft. in height or less. Wood wrapped steel posts for fences may be higher than 6 ft. Height shall be measured from the Natural Grade.
- (4) No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.
- (5) Fences along alleys shall be located outside access easement tract.

3. NEIGHBORHOOD STORAGE AREA FENCING

- a. Fencing and Screening Required: Fencing and screening is required around all portions of the lot utilized for the outdoor storage as allowed per Land Use Table, Section 2.C. All fencing and screening shall be installed in accordance with the following requirements:
 - (1) Building setbacks. All Neighborhood Storage Areas must be fenced with a secured, black, vinyl coated chain link fence placed 10 ft. from the front sidewalk, 6 ft. from side property line, 6 ft. from rear property line.
 - (2) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height as follows:
 - i. 6 ft. in height in BMS-NG district.
 - (3) These standards supersede the parking placement standards by District, section 3.

- b. Landscape screening, See 11.C.8 for storage facility screening.
- c. Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be well maintained and kept free of litter, posters, signs and trash.

4. COMMUNITY STORAGE FACILITY FENCING

- a. Community Storage Facility fencing and screening shall comply with all Neighborhood Storage Area Standards in 13.A.3 except that:
 - (1) Minimum Fence Height. Fencing of outdoor storage areas shall be constructed to a minimum height of 8 ft. tall in the BMS-NC-P Overlay District.

(3) Front Fences - Corner Lots and non-corner lots that are adjacent to pedestrian paths

- i. For Corner lots - Front yard fencing may only located at or behind the rear half of the home and shall be a maximum of 6 ft. high.
- ii. For lots adjacent to pedestrian paths - Front yard fencing may only be located at and behind building line of the home (not garage) and shall be a maximum of 6 ft. high.
- iii. Fencing along the flanking [this means the one without the front of the home] front yard must not exceed 6 ft. in height along the rear half of the home elevation; setback minimum 1 ft. from the inside edge of the sidewalk
- iv. Fencing along the flanking front yard must not exceed 5 ft. in height along the front half of the home elevation; setback minimum 10 feet from the inside edge of the sidewalk.

1. SIGNAGE STANDARDS - ALL DISTRICTS

Signs erected in Badger Mountain South must comply with the standards set forth in the LUDR and the application processes and permits identified in RMC 27.04.

a. General Considerations

- (1) Badger Mountain South signage goals are as follows:
 - i. Provide effective way-finding for all visitors and others to the community;
 - ii. Provide visibility for commercial and other business uses;
 - iii. Encourage signage that is expressive of the image of the community; and
 - iv. Express timeless design that is harmonious with buildings and open spaces.
- (2) Signs shall be designed and installed to enhance both the building and the streetscape. Creative, detailed, artistic and unique signage is encouraged.
- (3) The use of icons, symbols, graphic logos or designs that represent a service or occupation are preferable to standardized corporate logos.
- (4) All exterior signs shall comply with the City of Richland Sign Code. All signs must be professionally designed and installed, and must be well maintained.

b. Construction Signs

- (1) One sign, identifying the builder/general contractor, is permitted during the course of construction. The sign must be single-sided and may include the builder's logo, company name and phone number and be of his own design and choice of colors. Architect/designer identification may be incorporated into this sign but may not be a separate sign attached to the builder sign.
- (2) Builder signs shall be limited to 48 inches x 48 inches in size, installed with a single or double post no higher than 66 inches (measured from existing grade) and mounted so that the bottom of the sign is within 18 inches of the surrounding grade and must be placed parallel to the road. Signs must be removed as soon as the building is occupied or when construction is completed. Builder/architect information boxes are permitted during the course of construction. No separate subcontractor or consultant signs are allowed.

c. For Sale and For Lease Signage

- (1) One "for sale" or "for lease" sign is permitted for each building or each group of attached buildings or group of zero lot line buildings. The maximum sign size is 4 ft. by 4 ft.. These signs shall be mounted so that the bottom of the sign is within 18 inches of the surrounding grade (signs must be placed parallel to the street frontage and the sign may be located inside the building). For Sale / For Lease signs must be well maintained and professionally produced.

d. Special Event Signage

- (1) A sign which is to be displayed for a limited period of time only, not to exceed 20 days, and includes, but is not limited to, banners, pendants, streamers, fabric signs, clusters of flags, ~~subject to RMC 27.08.010F(2)~~

e. Signs Permitted by Right

- (1) Home occupation signs no larger than 2 sq. ft.
- (2) Only one movable A-frame sign is permitted per business to be displayed only during the hours of 8:00 a.m. to 9:00 p.m. or to closing, whichever is earlier, on days the business displaying such sign is open and, which shall not exceed 6 sq. ft. in size per face and shall not exceed 4 ft. in height.
- (3) Bus shelter signs including a directory of sponsors, bus route maps/information and art work in bus shelters, not to exceed 4 sq. ft..

However, traffic signs, signals, wayfinding signs, and other traffic control devices erected by the City or other public authority are exempt from these requirements



Commercial Building Sign



Awning Signage



Directory Signage



Monument Signage



Projecting Signage



Wall Signage

- (4) Flags of country, state, city or other governmental body, and not to exceed 25 sq. ft. in area.
- (5) Garage/yard sale. Two movable signs allowed per sale, not to exceed 6 sq. ft. per sign face; not to be posted for longer than three days prior to sale; and not be placed on public utility poles.
- (6) Real estate signs. Directional arrow signs are to be used solely for directing people to a house for sale or lease, or a condominium unit for sale. They may not be used for advertising of sale or lease opportunities of commercial property. They may not be used for any properties outside the City limits.

f. Sign Lighting

- (1) Signs may not be top lit with single or multiple sources. The light source may not be visible from any public right of way and may not shine up into the night sky. Seasonal decorative lighting is permitted.

g. Removal of Abandoned Signs

- (1) It is the responsibility of the property owner to remove any abandoned sign within two days of the cessation of its use.

h. Removal of Non-Conforming Signs

- (1) Any signs which are deemed to be nonconforming will be removed and held for 14 days, after which time they will be destroyed, if not retrieved by the responsible party.

i. Neighborhood and Entry Way Signage

- (1) Neighborhood identification and/or entry way signage must meet the standards found for Monument Signage, Section 13.B.3.d.(1).

j. Prohibited Signs

- (1) Internally illuminated signs, with the exception of neon signs. *
- (2) Inflatable balloon or balloon-like figures greater than 36 inches in any dimension of animals or any other objects or characters.
- (3) Signs on roofs, chimneys and balconies.
- (4) Pole signs and other freestanding signs over 6 ft. in height. *
- (5) Billboards.
- (6) Off-site signs or advertising.
- (7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.
- (8) Sign on or affixed to a rock, tree or other natural feature.
- (9) Private sign placed in right-of-way.
- (10) Banners, except for public events.

(11) Electronic reader boards, unless otherwise specified.

* Except for signs in the BMS SD-DR and BMS SD-CMU districts, as authorized in Section 13.B.7 and 13.B.8.

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS

a. Awning Signage

- (1) Maximum sign area shall be 6 sq. ft. on the main awning face or 3 sq. ft. of the awning valance.
- (2) Lettering and signboard may be integrated along the valance or awning fascia.
- (3) No backlit awning signs are permitted.

b. Building Signage Allowance

- (1) Each commercial building may have a maximum of two signs to identify the name of the building. These signs must be integral to the architecture and building design and convey a sense of permanence. Typically these signs are secondary or tertiary building elements as seen on historic urban buildings. Buildings on corner lots may have a maximum of three signs.
- (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 20 sq. ft. per building face except when the sign includes a company logo in which case it may increase in area to 36 sq. ft.
 - ii. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign) unless signage is positioned on a cupola or other architectural feature that extends beyond the ordinary roof height.

c. Directory Signage

- (1) Each building may have one directory sign immediately adjacent to the front/main entry and to any rear entry to the building.
- (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.

d. Marquee Sign

- (1) Where movie theater use or Gambling Premise use is permitted within District, a projecting marquee sign up to 120 sq.ft. per two sides, may be attached to building facade.

e. Monument Signage

- (1) General Standards Applicable to all Monument Signs:
 - i. Monument signs need to be located within a landscaped planter. The minimum area of the planter shall be equal to the total area of the sign located within the planter.
 - ii. The exterior finish, color and materials of the sign cabinet need to complement the colors and materials of the building that the advertised business occupies.

- iii. Monument signs for multiple-tenant commercial centers with 6 or more tenant spaces shall focus on identifying the name of the center and/or its largest tenants, rather than on all tenants.
- iv. No monument signs are permitted in line of sight triangles next to driveway locations. The line of sight measures 7 ft. by 50 ft..
- v. No monument signs are permitted in the line of sight triangles adjacent to a corner. This line of sight triangle measures 25 ft. by 25 ft..
- vi. When more than one monument sign is permitted on any parcel, the signs may be located no closer than 300 ft. from one another.
- vii. All monument signs need to include numeric street address of the property upon which it is located. The numbers used to identify the address shall be no less than 9 inches and no more than 15 inches in height.
- viii. All background surfaces must be of an opaque material that does not emit light.

(2) Monument Sign Standards:

- i. Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign, not including the base measurement, shall not exceed 12 ft., except in the ~~BMS-DR District~~ where the overall height of the sign shall not exceed 24 ft.. No more than 1 monument sign shall be erected for any 1 business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare.

24 ft.

BMS-SD-DR and BMS-SD-CMU districts

(2) Backlit signs, which are signs using lighting behind lettering or other features are acceptable.

13.B SIGNAGE continued



Awning Signage



Directory Sign



Monument Sign



Blade or Projecting Signage



Wall Signage



Window Signage



Public Way-Finding Signage



Monument Signage

2. SIGNAGE STANDARDS: BMS-SD-DR, BMS-SD-SR, AND BMS-SD-CMU DISTRICTS continued

- ii. Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 12 ft. in height and 120 sq. ft. total for all faces with a maximum of 60 sq. ft. for any 1 face, except in the ~~BMS-DR District~~ **BMS-SD-DR** where the overall height of the sign shall not exceed 20 ft. in height and 200 sq. ft. total for all faces with a maximum of 100 sq. ft. for any one face. For retail developments with 6 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- iii. Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- f. Projecting and Blade Signage
 - (1) Maximum sign area shall be 4 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 3 ft. with no dimension to exceed 3 ft.
 - (6) Occupants/tenants above the street level are prohibited from having projecting blade signage.

- g. Tenant/Occupant Signage
 - (1) Each building may have a total of 2 signs per tenant/occupant identifying the leased/occupied space. These signs must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following sign types: Awning, Projecting/Blade or Wall.
 - (2) Tenants/occupants may also have one street level storefront (window, glass door or A-board) sign.
- h. Wall Signage
 - (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be a maximum of 20 sq. ft..
 - (2) The sign shall be located on the tenant's portion of the building. Maximum sign height for multiple story buildings shall be 14 ft. above the sidewalk to the top of the sign. The maximum sign height for single story buildings is 18 ft. above the sidewalk to the top of the sign. The measurement is from the top of the sign to the lowest point on the sidewalk directly below the sign.
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13.B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
- i. Window Signage
 - (1) Maximum sign area shall be 4 sq. ft.
- j. Portals, Gateways, and Entries Signage
 - (1) Neighborhood identification or entry way signage signs must meet the standards of Monument Signage, Section 13.B.3.d.(1), unless intended to be constructed as public art or include other significant architectural features, or,
 - (2) Entryway sign into the community or neighborhood which arch over the public-right-of-way. Must meet the following standards:
 - i. Any sign over a city street must be a minimum of 16 ft. from the street surface.
 - ii. Signs and sign-supporting structures shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the International Building Code as adopted by the City.
 - iii. Signs must possess unique architectural features such as materials, artwork or lettering, and may be constructed as part of a major entryway into the community.

- iv. Sign base may be surrounding by landscape materials.
- v. Applicable standards and licensing requirements in RMC 5.14 apply.

3. SIGNAGE STANDARDS: ~~BMS-VMU DISTRICT~~ **SENIOR HOUSING, NURSING HOMES AND ASSISTED LIVING**

- a. Awning Signage
 - (1) Maximum sign area shall be 3 sq. ft. on the main awning face or 1.5 sq. ft. of the awning valance.
- b. Building Signage Allowance
 - (1) Each building may have a maximum of two signs to identify the name of the building. These signs must be integrated within the architectural element to which they reside, to convey permanence and create historic precedence. Typically these signs are secondary or tertiary building elements as seen on historic commercial/industrial buildings.
 - (2) Building signs must conform to the following:
 - i. Maximum sign area shall be no more than 4 sq. ft.
 - ii. The sign shall be located between 14 and 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
- c. Directory Signage
 - (1) Each building may have one directory sign immediately adjacent to the front/main and to any rear entry to the building.
 - (2) Directory signs shall be limited to 12 sq. ft. in area, and their design shall integrate with the color and materials of the building.
- d. Monument Signage
 - (1) Individual Business: An individual business located on a separate lot and not legally part of a multi-business development may use one monument sign as either a primary sign or a secondary sign. The sign may not be located closer than 3 ft. from any property line. The overall height of the sign shall not exceed 10 ft.. No more than one monument sign shall be erected for any one business. No sign shall obstruct the view of motor vehicle operators entering or leaving any parking area, service drive, private driveway, street, alley or other thoroughfare. Each lot, less than 39,000 sq. ft. as originally platted, may have one monument sign. The monument sign may be a maximum of 9 sq. ft., not including the sign base, and have no dimension exceeding 5 ft., including the sign base. Sign height, including the sign base, will be measured from original grade. The sign must be located within 25 ft. of the primary vehicular entry and within 10 ft. of the front property line.

- (2) Multi-business Development: Monument signs are permitted for the purpose of identifying the development and the tenant or occupants of any multi-business development. A development shall mean one or more buildings under a common development scheme or common ownership. One monument sign may be erected for the purpose of identifying the development and some or all of the tenants or occupants at each point of vehicle entrance from public right-of-way to such development. A monument sign shall not exceed 10 ft. in height and 100 sq. ft. total for all faces with a maximum of 50 sq. ft. for any one face.
- (3) For retail developments with 4 or more tenants, at least 25 percent of each sign face shall identify the development. For retail development with fewer than 4 tenants, identification of the development is not required, but if the retail development is identified on the sign then at least 25 percent of each sign face shall identify the development. Each panel identifying a tenant shall be at least 14 inches high with letters and/or logo at least 8 inches high. Neither the portion of the sign structure providing support nor the frame shall be counted in determining the square footage of the sign.
- (4) Each sign shall be located at least 3 ft. from any vehicle entrance. No sign shall obstruct the view of motor vehicles operators entering or leaving any parking area, service drive, private driveway, street, alley, or other thoroughfare.
- e. Projecting and Blade Signage
 - (1) Maximum sign area shall be 2 sq. ft. (per side).
 - (2) The sign must be located with the lower edge of the signboard no closer than 8 ft. to the sidewalk and the top of the sign no more 14 ft. above the sidewalk.
 - (3) For multi-story buildings, at the ground floor tenant space signage, the top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - (4) Distance from building wall to signboard shall be a maximum of 6 inches.
 - (5) Maximum signboard width shall be 2 ft. with no dimension to exceed 3 ft.
 - (6) The second story tenants are prohibited from having projecting blade signage.
- f. Tenant/Occupant Signage
 - (1) Each building may have a total of 1 sign per tenant/occupant identifying the leased/occupied space. This sign must be located on or immediately adjacent to the primary entry to the tenant's/occupant's space. Tenants/occupants may select from the following types: Awning, Projecting/Blade, Neon, Wall and Window.

3. SIGNAGE STANDARDS: ~~BMS-VMU DISTRICT~~ continued

- g. Wall Signage
- (1) Unless regulated elsewhere in the LUDR, maximum sign area shall be 1% of the tenant's portion of the ground floor area or 10 sq. ft., whichever is less.
 - (2) Wall sign shall be located on the tenant's portion of the building. Maximum sign height shall be 14 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (3) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
 - (4) Wall signs that are designed as a mural or other artistic application may be larger in size. Only the portion of the painted wall mural which contains a logo, trademark or other commercial message shall be governed by the requirements in Section 13. B.2.g. Wall preparation, anti-graffiti coating and ultraviolet coating, for walls with southern exposure, shall be required.
 - (5) Wall sign shall be located on the tenant's portion of the building. Maximum sign height shall be 18 ft. above the sidewalk to the top of the sign (measured from the top of the sign to the lowest point on the sidewalk directly below the sign).
 - (6) Applied lettering may be substituted for wall signs. Lettering must fit within the size criteria above.
- h. Window Signage
- (1) Maximum sign area shall be 4 sq. ft.

4. SIGNAGE STANDARDS: COMMUNITY FACILITIES/PLACE OF WORSHIP

- a. Each noncommercial use, such as places of worship, schools, city parks, fire stations, police stations, municipal buildings, public libraries, community centers, and other similar noncommercial uses, may have no more than one monument or one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be setback a minimum of 2 ft. from the property line, and shall not exceed 5 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. All community facilities/ place of worship signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials.
- b. Public way-finding and site feature identification signs are permitted in Civic Districts and do not count as part of the noncommercial square footage.

5. SIGNAGE STANDARDS: BMS-NC, NG AND NE DISTRICTS

- a. Live/work signage.
- A sign up to 3 sq. ft. containing the name of the proprietor, business and/or a graphic image representing the business shall be allowed. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- b. Bed and Breakfast and home occupation signage.
- (1) A bed and breakfast operation as a home occupation, and all other home occupations, shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling, be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
- c. Day care and adult family home signage.
- (1) Licensed family day care and adult family home centers shall be allowed a sign up to 2 sq. ft., containing only the name of the proprietor or the name of the residence. The sign shall be attached to the dwelling and shall not exceed 2 sq. ft. in area. The sign shall be compatible with the architectural character of the neighborhood and shall not be illuminated or backlit. Only one sign shall be allowed.
 - (2) Licensed day care centers on lots one acre and larger may have one monument sign that meets the standards in 13.B.3.d.1.
- d. Senior housing, nursing homes and assisted living facilities signage. Signage shall conform to the sign standards for the in VMU District, 13.B.3.

6. SIGNAGE STANDARDS: VEHICULAR SERVICE STATION

- a. Vehicular service stations selling motor fuel to the public, including those with convenience stores, accessory restaurants or other retail, self-service car washes, and facilities having service bays for vehicle service and repair, may have primary signs as shown on Vehicular Service Station Signage Chart, this page:
- b. Motor Fuel Sales as Secondary Use: Any business selling motor fuel to the public as a secondary use may have:
- (1) One permanently mounted fuel price sign. Such sign shall not exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces. Such sign may be incorporated with the monument sign allowed the primary use; however, in no instance may the fuel price sign itself exceed 10 ft. in height and 15 sq. ft. in area for each face with a maximum of 2 faces.
 - (2) One canopy logo sign per street frontage providing direct vehicular entrance to the fuel station.
- c. Movable fuel price signs are not allowed.
- d. Applicability: Signage required by state and/or federal laws and/or regulations concerning pump inspections, safety warnings, or other mandated materials are exempt from the provisions of this section.

7. VEHICULAR SERVICE STATION SIGNAGE CHART

Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Lighting ¹
Station Identification and Pricing ²	Integrated with Monument sign subject to standards in 13.B.	One per street frontage ³	50 sq. ft. per face, two faces maximum.	10 ft..	At least 2 ft. from any property line.	Allowed.
Station Identification and Pricing - Option if located along Dallas Road	Freestanding	One, in addition to one monument sign which does not have pricing information.	40 sq. ft. per face, two faces maximum	20 ft.	At least 2 ft. from any property line.	Allowed and may be internally illuminated.
Canopy Logo	Wall	One per street frontage, not to exceed a total of two.	12 sq. ft.	2 ft..	Shall be on the face of the canopy covering the pump island(s).	Allowed.
Car Wash	Wall or painted wall	One	15 sq. ft.	2 ft..	Shall be on the car wash structure.	Not allowed.
Accessory Retail or Restaurant	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	3 ft..	Shall be above the primary entrance, or on the facade of the tenant space.	Allowed.
Convenience Store	Wall	One	20 sq. ft. or 10% of the facade area, whichever is more.	See other standards for Wall Signs; 13.B.2 and 13.B.3.		

Footnotes:

- 1. See sign illumination provisions in Section 12.C.3.
- 2. The sign(s) may include the identification of the service station and fuel prices. No other price signs are allowed.
- 3. Only one pricing sign integrated with the monument sign allowed.

8. SIGNAGE STANDARDS: SCHOOL SITES

- a. Each school campus may have no more than one monument sign or free-standing sign, and one wall sign for each street frontage. A monument sign shall not exceed 24 sq. ft. in area per face, shall be set back a minimum of 2 ft. from the property line, and shall not exceed 10 ft. in height. A wall sign shall not exceed 32 sq. ft. in area and shall not exceed 15 ft. in height. A free-standing sign shall not exceed 32 sq. ft in area per face, shall be set back a minimum of 4 ft. from the property line, and shall not exceed 16 feet in height. All school signs shall be designed in keeping with the character of the neighborhood and shall be constructed of durable materials. If the sign contains an electric reader board or is otherwise illuminated, all lighting shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.

13.C SITE FURNISHINGS AND HARDSCAPE

1. INTRODUCTION

- a. Site furnishings are the man-made articles that are found in a District to service the needs of the public. The appearance and identity of Badger Mountain South will benefit from the unifying of site furnishings throughout the community, although consideration may be given to the selection of unique site furnishings to create distinct identities for each of the five residential neighborhoods. Careful attention to detail and quality will help people feel more comfortable and at home in all areas, whether it be in one of the commercial districts or within the shared Civic spaces. Whether it is a picnic table or a trash can, each functional component adds to the experience of Badger Mountain South.

2. GENERAL DESIGN STANDARDS AND PRINCIPLES (BMS-SD-SR, CMU, DR, AND BMS-CIVIC DISTRICTS)

- a. Five overriding principles guide the implementation of Badger Mountain South Site Furnishing and Hardscape Standards:
 - (1) Fitness with Site and Context - Site furnishings and hardscapes should fit harmoniously with the structures and outdoor spaces in each commercial development and strengthen the sense of place for employees, users and visitors. Fitness implies sensitivity to scale, materials, pattern, texture and form to achieve a balance between variety and unity.
 - (2) Functionality - Site furnishings and hardscapes must effectively meet the pragmatic needs of their users. They need to be designed for serviceability over time. In addition, site furnishings should be designed for flexibility and adaptability since user needs may vary and evolve over time.
 - (3) Economy - It is important that site furnishings are constructed and maintained over their life cycle in a cost effective manner.
 - (4) Quality - Strong design control is required to achieve a high quality environment and implement the intent of the Badger Mountain South Master Plan.
 - (5) Sustainability - The spirit of sustainability is embedded in the effective implementation of the proposed standards. Encouraging eco-friendly materials and technologies and reducing the consumption of energy and non-renewable resources will provide benefits for the natural environment and the quality of the Badger Mountain South built environment.

3. HARDSCAPE STANDARDS

- a. Concrete Finishes for all hardscape surfaces may include:
 - (1) Broom Finish - Medium broom finish, or matched to existing concrete in the area.
 - (2) Exposed Aggregate - If exposed aggregate is used, the aggregate surface shall provide a slip resistance, but not uneven that could cause a trip hazard. Small size aggregate, such as pea gravel – ½ inch or less - may be used.
 - (3) Colored concrete - Color concrete shall be integral to the concrete;
 - (4) Patterned Concrete - Raised pattern shall not be a trip hazard or maintenance issue.
- b. Pavers, if used, must comply with the following:
 - (1) All pavers shall be installed on an engineered sub-base such as concrete or cement stabilized sand in areas with occasional vehicular traffic.
 - (2) Clay pavers should be able to withstand vehicular traffic/ emergency vehicle traffic.
 - (3) Pavers manufactured from material such as limestone, granite, etc., may be used if the surface is can be textured to provide a slip resistant finish.



Bench

4. BENCH STANDARDS

- a. Benches shall be of commercial grade construction. Bench frames shall be ductile iron, concrete or steel.
- b. Seat and backs shall be low maintenance materials such as concrete, powder coated metal or recycled material designed for this purpose. Wood should be hardwood such as Ipe, Maple, and Mahogany. Seat and backs constructed out of recycled plastic materials should have a reinforcing spine and fasteners.
- c. Benches may be constructed as a piece of public art in which case materials appropriate to the artwork may be used.
- d. Placement of benches should not obstruct pedestrian or emergency vehicular traffic. Benches in turf or planter areas shall be placed on a reinforced concrete or paver area with a minimum clearance of 6 inches between edge of bench and edge of concrete.
- e. At accessible locations, access for wheelchairs should be provided along the front and side of bench per ADA standards.
- f. Benches should be anchored to pavement or use in ground installation. Solid concrete benches should not need to be anchored.
- g. Benches shall be maintained to be free of chipped, faded, peeling paint/ coating. Concrete benches shall be free of chips and cracks. Any chips, cracks, peeling coatings shall be repaired as per manufacturer's recommendations.
- h. Benches for specific areas: Each Neighborhood in Badger Mountain South may have a unique style of bench specific to that area. New benches shall match the existing style of the area once established.



Trash Receptacle

5. TABLE STANDARDS

- a. Tables for any outdoor areas shall meet the ADA Standards.
- b. Tables in Civic Districts:
 - (1) Tables shall be commercial grade material for low maintenance, ease of clean up, vandal resistance, and weather resistance.
 - (2) Placement of tables shall not obstruct pedestrian and emergency vehicles. Provide adequate space around table for seating and passage
 - (3) Tables shall be permanently anchored by either in-ground or surface mount system.
 - (4) Tables shall be placed on hardscape such as concrete, pavers, etc., wide enough for the table and circulation around the table and accessible by connection to sidewalks or other paving / circulation areas.
- c. Tables in Commercial Districts:
 - (1) Tables with chairs, fixed or movable, can be used for outdoor eating establishments. Tables and chairs shall be commercial grade material that can be maintained and cleaned efficiently.

6. TRASH RECEPTACLES

- a. Trash receptacles and recycling bins will be provided in every commercial and Civic District development.
- b. Trash receptacles should be placed with the trash container closest to the area highest in traffic.
- c. Locations in Civic Districts will be determined to facilitate servicing.
- d. Trash receptacles should be compatible with building or other site furnishings.
- e. Trash receptacles should be fire-proof, and should not allow water run into them or have drainage openings at their base.

7. TREE GRATES

- a. Shall be provided at base of street trees along arterial collector streets, except where frontage also includes a Trail Type, in BMS-SD, CMU, DR, and BMS-CIVIC Districts and shall be made from commercial grade metals. Tree grates may also be used in the BMS-NC District at street frontages along ground floor commercial uses.



Public Art

- b. Size - 5 ft. x 5 ft. minimum dimension
- c. Tree grate design shall reflect the neighborhood character in which it resides.

8. MISCELLANEOUS GUIDELINES

- a. Dog waste disposal bag dispensers shall be standardized and located at the major entrances as located by the City to each greenbelt, greenway and in areas designated as Dog Parks.
- b. Bike racks shall be constructed of durable materials.
- c. Bollards:
 - (1) Bollards are installed to provide controlled entrance to pedestrian only areas and to provide protection to equipment and buildings when in proximity to vehicular traffic.
 - (2) Bollards may be fixed or removable as required by the City of Richland Public Safety officials.
- d. Maintenance: Provide a readily available water supply for cleaning and maintenance of paved surfaces, site furnishings, trash receptacles, and other non-planted areas.

9. LIGHTING STANDARDS

- a. See Section 12.C.3 for Exterior Lighting

10. PUBLIC ART

- a. Public art located within Badger Mountain South is intended to give the community distinguishing character and display creativity, making it a unique place to live.
- b. Diversity in art style, scale, type, and creativity is highly encouraged.
- c. Location - public art in civic open space is allowed and encouraged (i.e. parks, trails, plazas, greenways, civic facilities, etc...)
- d. Artistic or creative improvements to all site features are encouraged.
- e. Art may provide function as well as aesthetics to the site or building to which it resides.
- f. Public art may be featured in roundabouts with other appropriate landscape materials.



Parking Lot

- 1. MATERIALS**
 - a. A parking and circulation area must be hard-surfaced and conform to any applicable City of Richland Development Standards. For purposes of this section, the term hard-surfaced may also include pavers, stones, bricks or other similar materials placed to support vehicle circulation, but that may also allow rain and other water to penetrate the surface (i.e., “grasscrete”).
- 2. ENTRANCES AND EXITS**
 - a. The Director of Public Works shall fix the location, width, and manner of approach of vehicular ingress and egress from a parking area. The Director of Public Works may require the property owner to alter ingress or egress as necessary to control traffic in the interest of public safety and general welfare.
- 3. COMBINED DRIVEWAY**
 - a. The owners of adjoining properties shall provide combined driveways wherever practical. In conjunction with approval of a development, the City may require a property owner to provide an access and circulation easement to an abutting owner where joint access is reasonable to serve future development.
- 4. INTERNAL WALKWAYS**
 - a. The property owner shall install internal walkways in each new development in the BMS-SD-SR, CMU, and DR Districts. In addition, schools in all land use districts shall install internal walkways in each new facility.
 - b. The property owner shall provide internal walkways around the building to the extent necessary to assure safe access to the building from parking areas, adjacent properties, and public sidewalks or street rights-of-way and to assure consistency with the requirements of the LUDR.
 - c. Internal walkways must be a minimum of 5 ft. wide, exclusive of parked car overhangs. Where necessary to ensure 5 ft. of unobstructed walkway, wheel stops are required.



Internal Walkways

- 5. SHARED USE OF PARKING**
 - a. General. The administrative official may approve shared use of parking facilities located on separate properties if:
 - (1) A convenient pedestrian connection between the properties exists; and
 - (2) The availability of parking for all affected properties is indicated by directional signs.
 - (3) Where the uses to be served by shared parking do not overlap their hours of operation, the property owner or owners shall provide parking stalls equal to the greater of the applicable individual parking requirements.
 - (4) Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10 percent:
 - i. The parking areas share a property line;
 - ii. A vehicular connection between the lots exists;
 - iii. A convenient, visible pedestrian connection between the lots exists;
 - iv. The availability of parking for all affected properties is indicated by directional signs.
 - b. Non-residential projects also review parking Sustainability Standards found in Section 12.D.
 - c. See Section 11.C.7 for Parking Lot Landscape requirements.

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GLOSSARY

14

The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

(UPDATED) PROPOSED AMENDMENTS ARE SHOWN:
GLOSSARY

~~ANSI / ASHRAE / IESNA.~~ American National Standards Institute / American Society of Heating, Refrigerating, and Air-conditioning Engineers / Illuminating Engineering Society of North America. (3) National building, sustainable, and lighting standards used by designers and builders to create a quality safe built environment.

Accessory Office. An office that serves the principal use of a building or structure.

Accessory Unit / Structures. Any use and/or structure that is customarily part of and clearly incidental and secondary to the principal residence and does not change the character of the residential use. May contain a separate residential unit either contained wholly within a principal single-family residential structure, or attached to or above a garage (maximum floor area of 600 square feet). An accessory dwelling unit is not included in Maximum Density Limitations. An Accessory unit/building may also be used for Home Occupation uses as identified elsewhere in the LUDR and that meet the requirements of RMC 23.42.09. An accessory unit or structure with a maximum floor area of 600 sq. ft. is allowed for a winery use.

Accessory Storage Structures. A supplemental building designed for the storage of boats / RVs or to be used as a personal worksop; in all cases not for the commercial repair or maintenance of vehicles of any type. It may also include an Accessory Unit that meets the standards and definition for Accessory Units (LUDR 8.P). Only permitted in the BMS-NE District on lots .25 acre or larger and having a principal structure.

Adult Family Homes. A regular family abode in which a person or persons provides personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

Alcoholic Beverages Sales. The retail sale of beer, wine and /or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Alley. A private way permanently reserved as a secondary means of access to abutting property.

Arterial Collector Street. Streets that serve to interconnect and support the principal arterial highway system. They link major commercial, residential, industrial and institutional areas. Arterial streets are typically spaced about one mile apart. Access control is the key feature of an arterial route.

Assisted Living / Nursing Home. State-licensed, multi-family, residential structure which provides supervision or assistance for persons with special needs including help with tasks such as bathing, dressing, and medication management; may also supply specialized nursing services.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATM's.

Axonometric Diagram. Illustration of the spatial form of a building or structure.

Badger Mountain South. Also referred to as BMS, is a master planned community within the boundaries as described in the Master Agreement and subject to the terms and conditions found within the Master Agreement.

Bank, Financial Services. Financial institutions including: banks

Appurtenant Structures. Structures such as garden sheds, covered patios, attached and detached pergolas used accessory to residential uses.

and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. Does not include check-cashing stores. (See also, "ATM")
Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro-brewery ("brew pub"), and other beverage tasting facilities.

Bed & Breakfast Inn (B&B). A one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation; requires a City of Richland Special use permit.

~~Block Park. See Block Open Space.~~

~~**Block Open Space.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

Building Type. A structure defined by the combination of configuration, form, and function.

Build-to-Line (BTL). A setback dimension, along which a building facade or percentage of building facade, must be placed.

Child Care Center. A premise licensed by the state of Washington and receiving more than twelve (12) children for care during all or part of a day or night; must meet RMC 23.42.080 requirements.

Child Care (Family Home). A residential premise, state-licensed for Family Home Child Care, to provide direct care, supervision and early learning opportunities for twelve or fewer children, in the home of the licensee where the licensee resides and is the primary provider; must meet RMC 23.42.080 requirements; may alternatively be licensed for adult daycare for periods less than 24 hours.

Civic Uses. A category that includes public uses and other private uses which focus on improving the quality of day-to-day community life by providing a location for assembly, discourse, worship, education, sustainability features, recreation, farmers' markets and community-oriented entertainment venues.

Civic / Community / Institutional Facilities. A Building Type that includes schools, public safety buildings, libraries, recreation and other public or private buildings of similar nature.

Clear Vision Triangle. A triangle with 2-sides of the triangle formed by the two intersecting ROW lines, extending 20 feet back from their point of intersection with the third side formed by drawing a line connecting the two points located 20 from the point of intersection.

Collector Street. Streets that provide both access and circulation within and between residential and commercial/industrial areas. Collectors differ from arterials in that they provide more of a citywide circulation function and do not require as extensive control of access (compared to arterials) and penetrate into residential neighborhoods.
Commercial. A term defining workplace, office and retail use

collectively.

Common Courtyard. A entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.
Community Storage Facility. An area within the South Orchard Neighborhood that is intended to serve the entire BMS community for storage of vehicles, boats and recreational vehicles; may also include inside storage and an accessory caretaker unit.

Consistency Determination. A document, also known as the Badger Mountain South Master Agreement Consistency Recommendation (BMS-MACR), provided by the MPA to the City and to the applicant upon receipt and review of any development or building application in Badger Mountain South. The Consistency Determination may be either a Level 1 or Level 2 BMS-MACR. Level 1 BMS-MACR is issued for all applications except for final plat approval and issuance of Certificate of Occupancy. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. The BMS-MACR ensures that the development and building submittals meet the Master Agreement and LUDR requirements.

Corner Element. A prominent architectural element, such as a tower, corner bay window (chamfered or round) or significant facade articulation, designed to accent the corner of a building and typically used to terminate a view or mark an important entrance.

Cottage Court. A Building Type consisting of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided.

Courtyard Housing. A Building Type consisting of Multi-family residential units arranged around a central Court.

Day Care Center: Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours for any client. These facilities include the following, all of which are required to be licensed by the Washington State Department of Social Services.

Development. All divisions of land for whatever purpose, site plan, binding site plan and any other uses or activities as defined in RMC 23.06.270.

Director. The Community Development Director of the City of Richland, or his or her duly appointed representative.

District. The distinct areas within BMS to which specific land use and development regulations apply in order to achieve the intent and purpose of the LUDR and the Master Agreement.

Drive-through Window Service. A facility which by design allows the transfer or goods or services to those while still in a vehicle.

Duplex. A Building Type consisting of a single structure containing two dwelling units, neither of which is an accessory dwelling unit; also known as a Paired House.

Eating and Drinking Establishments. A retail business selling ready-to-eat food and or beverages for on or off premise consumption; may include sales of alcoholic beverages and provide entertainment. May include beer or other alcohol brewing and beverage tasting facilities.

Edge Type. The pedestrian and landscape elements within the

right-of-way. Includes the area between the property line and the curb line on either side of the street (drive lanes and parking).

~~**Estate Lots.** Lots ranging in size from ¼ to 1+ acre, located in the Neighborhood Edge District.~~
Facade. The vertical surface of a building, generally set facing a street ("front façade").

~~**Farmer's Market.** The temporary use of a site for indoor and/or outdoor sales of food and farm produce items, in compliance with the Washington State Farmer's Market Manual, and Washington State Department of Health Food Handler's requirements.~~

Floor Finish Level. (See Ground Floor Finish Level).

Frontage. A strip or extent of land abutting on a street or other public right-of-way.

Frontage Types. The building architectural element that resides between the public right-of-way and the private property affiliated with the building. Frontage Types combined with the public realm create the apparent streetscape. Frontage Types are listed in Section 9: Frontage Types.

Gallery. A roofed promenade extending along the façade of a building and supported by columns on the outer side.

Gambling Premises. An establishment, as permitted by state law, which includes, but is not limited to, any building, room, enclosure, vehicle or other place used or intended to be used for gambling activity and/or containing a gambling device for such purposes.

General Retail. Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; camera and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics stamps, etc.); drug stores and pharmacies; dry goods; fabric and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; parts; accessories; small wares; specialty grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores with no outside storage.

General Office. An office use that typically occupies an area of greater than 5,000 square feet and more than twenty (20) employees at a given location. Typical examples include: professional offices for architects, engineers, doctors, dentists, chiropractors, lawyers, accountants, veterinarians or similar professions.

General Retail. A retail use involving the sale of goods or merchandise to residents living in the community, many of whom will access the store by vehicle. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical examples include: banks, bookstores larger than 5,000 sq. ft.; pharmacy; sporting goods stores, grocery store, and other stores selling similar goods.

General Services. A Service Use offering daily conveniences to residents living in the community. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical

examples include: business support services, coin-operated laundry, salons, spas, and health clubs, medical services/doctors’ offices, movie theaters, video arcades, bowling, meeting facility; funeral home (except within the Mixed-Use Districts).

Greenbelt. A linear green open space adjacent to a street that consists of trails, trees, perennials, ornamental grasses, shrubs, and/or groundcover. Often includes a part of the community trail network.

~~**Green Building Certification.** Certification by a nationally recognized sustainable program (i.e. LEED, or Built-Green, Energy Star, etc.) demonstrating compliance with specific program requirements.~~

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ground Floor Finish Level. Height difference between adjacent public walk and the ground floor. In the case of a loading dock frontage that serves as the public Right-of-Way, the Floor Finish Level is the height of the walk above the adjacent street.

Height. A limit to the vertical extent of a building that is measured in number of stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the Director.

Home Occupation. An occupation or business activity conducted within a dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained; requires City of Richland application processed at time of business license application.

Hospitality/Lodging. A facility, typically a hotel or motel, with guest rooms, with or without kitchen facilities, rented to the general public for transient overnight stay. May also include ancillary uses related to the principal use including spas and other personal services, eating facilities, swimming pools, retail and similar. Also permitted in the NE District when operated and licensed as a Bed and Breakfast facility.

Landmark Structure.
A monument, building or edifice that is easily recognizable due to unique physical features or site prominence and that adds to the identifying characteristics of an area.

Landscape Coverage. The extent to which the planted landscape area is covered with plant material.

Landscape Planter. Planted area of landscape materials lying between hard surfaces such as between the street and a trail or sidewalk, or within a plaza hardscape.

Lighting Plan. The Lighting Plan is a required element of submittal for all buildings, except low rise residential (under four stories), proposing four or more exterior fixtures. The Plan must include the following information:

1. Type and number of luminaire equipment (fixtures), including the “cut off characteristics”, indicating manufacturer and model number(s).
2. Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
3. Mounting height with distance noted to the nearest property line for each luminaire.

4. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
5. Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need no exceed 25,000 lumens.
6. A Calculation Summary indicating food-candle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels.
7. Lighting manufacturer-supplied specifications (“cut sheet”) that include photographs of the fixtures, indicating the certified “cut off characteristics” of the fixture.
8. Foot-candle distribution, plotting the light levels in foot-candles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in foot-candle measurements on a grid of the site showing foot-candle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show foot-candle renderings five feet beyond the property lines.

Liner Building. A structure that conceals a larger building such as a parking garage, or surface parking lot that is designed for ground floor occupancy by commercial or office uses, with upper floors also configured for those uses, or for residential use.

Large-Scale Retail. A retail use involving the large scale sale of goods to residents living within the region. These uses are almost exclusively accessed by automobile and therefore additional consideration should be given to parking and traffic issues when developing this use. The goods or merchandise sold may be of the same type or a variety of types and typically occupy an area greater than 30,000 square feet.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

Complete kitchen space and sanitary facilities in compliance with the Building Code; and

At least one resident in each live/work unit shall maintain a valid business license, if required, for a business on the premises.

Uses prohibited in Live/work Units: The following uses and activities are prohibited within a Live-Work Unit:

- (1) amusement and recreation uses;
- (2) adult entertainment uses;
- (3) pet stores, kennels, animal hospitals;
- (4) gun and firearms sales;
- (5) automotive service stations, and motor vehicle repair garages; and
- (6) liquor sales.

Local Parks. A community space between one (1) to five (5) acres in size that is developed to serve a neighborhood for both structured and passive play areas and activities.

Local Streets. Streets that have the sole function of providing access to immediately adjacent land.

Lodging – Hotel. A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor

athletic facilities, accessory retail uses, etc.

Lot. A measured parcel of land having fixed boundaries and designated on a plot of survey. A lot may be divided by a street or Alley.

LUDR. The Badger Mountain South Land Use and Development Regulations included as Exhibit C in the Master Agreement.

Marquee Sign. A projecting sign structure over the entrance of a building and typically used for movie theaters or similar venues; may have two-faces and may also include lighting but not movable or flashing lights.

Master Agreement. The document entitled “Agreement Between the City of Richland and NorAm Investment LLC, regarding the Development of the Walkable and Sustainable Community known as Badger Mountain South” and approved by the City of Richland City Council on December 7, 2010, and adopted by City of Richland Resolution No. 77-10.

Master Plan Administrator (MPA). A professional appointed by NorAm Investment LLC, or its successor, as outlined in the Master Agreement, to review all applications for plats, subdivisions, site plans, and development permits in Badger Mountain South as part of the application submittal to the City of Richland. The MPA is responsible for ensuring the intent of the LUDR is met in all applications and will provide to the City and to the applicant a Consistency Recommendation (BMS-MACR) to be included in the materials reviewed by the City of Richland Development Services Department. The roles and responsibilities of the MPA are considered synonymous with the Master Agreement Administrator, MAA, as found in the Master Agreement.

Mansion Apartments. A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

Mixed-Use Building. More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

Mixed-Use Development.
A mixed-use development is a ~~real-estate~~ project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl.

Multi-family residential structure. A structure containing two or more dwelling units in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.. Multi-family Building Types include: Paired Housing (Duplex); Live/Work; Stacked Units (Apartment); Row House; Courtyard Housing; Mansion Apartment (3 to 6 units); and Mixed-Use buildings which contain dwelling units above or behind commercial space within the same building.

Natural Grade. The site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade.

Neighborhood Goods and Service Buildings. A Building Type that includes stand alone structures, 30,000 SF or smaller that contain uses that support the needs of the neighborhoods in which they are located. Typical examples include pharmacies, daycare centers, churches, medical clinics and other office buildings.

Neighborhood Office. An Office Use that typically occupies an area of 5,000 square feet or less and involves twenty (20) or fewer employees at a given location. Typical examples include: professional offices including accountants, doctors, lawyers, engineers or other similar professions, or small-scale business services.

Neighborhood Personal Services. A Service Use that offers daily conveniences to residents in adjacent neighborhoods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: spa, cleaning and garment services, beauty and barber shops, shoe repair, travel agencies, finance, real estate and insurance; and health and educational services.

Neighborhood Retail. An establishment engaged in selling new goods or services to the general public and rendering services incidental to the sales of such goods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: ATM (automatic teller machine); art galleries; specialty shops; variety stores; coffee shop, food markets and convenience stores; pet stores and grooming with no boarding; artisan or crafts sales, assembly or fabrication; photography studios; dance, music, and martial arts studios, excluding any type of adult business.

Neighborhood Sector. Geographical boundaries based on the proposed street network intended to assist with the distribution of residential density, housing mix and ~~Block~~ Open Space.

Neighborhood Storage Area. An area up to one acre in size designated by the master developer as the area for storage of recreational vehicles, boats, and cars for the purpose of providing storage for an individual neighborhood.

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and /or dancing, comedy, etc. Does not include adult oriented businesses.
Office. Business, Service and Professional, Administrative.

Paired House. See Duplex.

Park, Playground. An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities; may be developed as a private or public facility.

Parking Facility, Public or Commercial. Parking lots or structures operated by the City, or a private entity, providing parking for a fee. Does not include towing, impound and storage facilities.

Parking lots. A paved area designated for the parking of motor vehicles.

Pedestrian Street. See Primary Street.

Place of worship. A permanently located structure or group of structures which is utilized for the purposes of conducting religious worship, services or ceremonies. May also contain ancillary uses including graded educational facilities, day care facilities or multi-purpose facilities. For the purposes of this code, Places of Worship are included in the Neighborhood Goods and Services Building Type. ~~when located in BMS-NC.~~

Primary Street. ~~Streets designated within the Village Mixed-Use Districts where vehicular access points are restricted and active~~

GLOSSARY continued

~~retail, commercial and office Storefront Frontages are required. Also called Pedestrian Street.~~
~~In all other Districts, primary streets are designated along building frontages, i.e. front street.~~
A street ^

Public Facilities. Any building or use often supplied by a governmental organization. Typical examples include: schools; water, power and sewer facilities; fire and police substations. May include ambulance; libraries; farmers markets; transit centers and bus stops; business incubator buildings; outdoor amphitheater; and similar uses. Private schools, not owned by a governmental organization are included in this use category.

Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Reader Board. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will.

Recreation and Cultural Facilities, Public and Private. Any building or use intended for passive or physical recreational activities or activities that advance the arts, and related accessory structures. Typical examples include: trails; playgrounds and play equipment; health clubs and gyms; swimming pools; public restroom facilities; plazas; gardens; picnic shelters; water spray park; sports fields and courts; dog parks; outdoor amphitheater; skate park; fountains and other water features; facility parking; maintenance buildings only as ancillary structures to the park located in, and similar uses.

Regulating Plan. A plan of the proposed community which identifies the boundaries where different rules of Development apply.
Residential. Premises used primarily for human habitation. Units shall not be less than 440 square feet in net area.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Row House. A Building Type consisting of townhouse (multi-level) units arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along a Frontage.

Secondary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points and ground floor residential units are allowed. In all other Districts, secondary streets are designated along building side yards, i.e. side street.

Senior Housing. Multi-family residential structures that are designed as independent living accommodations for those 55 years of age or older; may include congregate dining.

Service Street. A paved vehicular thoroughfare which provides access to delivery trucks and other service vehicles; shall be accessed from a Secondary (side) Street.

Setback. The mandatory distance between a property line and a

building or appurtenance.

Shared Parking. Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Side Yard Driveway Condition. For Single-family Houses with Street Access, a drive lane up to 10 ft. in width that runs parallel to the side ywar setback and extends not less than 30 ft from the front property line when the garage is located in the lot rear. When the garage is part of the front facade, driveway access is provided to teh garage in a side yard driveway. In both conditions, the driveway may widen to 20 ft., and may encroach into the side yard setback, to provide access to the garage.

Single-Family Residential Structure. One primary residence per lot; may include one Accessory Unit.

Solar (or Photovoltaic) Collectors or Array. A linked collection of photovoltaic modules, which are in turn made of multiple interconnected solar cells. By their modularity, they are able to be configured to supply most loads. When placed in the BMS-NC, BMS-NE or BMS-NG Districts, a Solar Collector may be roof mounted when it does not extend above the roof peak nor extend above the roof surface more than 24” measured perpendicular to the roof, or it may be ground-mounted when installed in side or rear yards only and screened from public streets.

Special Districts. An area that, by its intrinsic function, disposition or configuration, should not conform to the District standards established for the proposed community.

Special Events. Activities of limited duration including concerts, tournaments, festivals and similar public gatherings.

Stacked Unit Building. A Building Type, commonly known as an apartment, that is a Multi-family, residential only, structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors.

Storage. A building or facility that is designed to leave or place materials or other items in.

Storage, Outdoor. The storage of various materials outside of a structure.
Storefront. The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and still pane that is inserted into various Frontage Types, such as a Storefront, Arcade or Gallery, to accommodate retail.

Story. A habitable floor level within a building, typically 8 ft. to 14 ft. high from floor to ceiling. A half story is a conditional space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below. Individual spaces, such as lobbies and foyers may exceed one story in height. The number of stories are measured from the sidewalk of the primary street.

Street Frontage Landscape. Landscaping in the public right-of-way along streets and medians.

Sustainability Plan. A document submitted with an initial commercial entitlement application which identifies the means and methods to address Sustainability Principles, as found in Section 12.B. The Plan will specify each principle, determine applicability, and identify actions to address each relevant item.

Tandem Parking. One (1) car parked behind another where aisles are not provided. A maximum of two cars are allowed in tandem configuration for individual residential units only. Tandem parking may be located in a garage or as surface parking.

Telecommunication Facility. A use of land that includes buildings, cabinets, structures, and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers, and all other buildings and structures relating to low power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission.

Temporary Uses. A use of limited duration including: Christmas tree sales in any district for a period not to exceed 60 days; Contractors office and equipment sheds containing no sleeping or cooking accommodations accessory to a construction project and to continue only during the duration of such project; Promotional activities of retail merchants involving the display of goods and merchandise may be conducted outside of enclosed buildings or for a period of not more than six consecutive weeks in any six month period. Retail business may display only merchandise that is for sale within the building in the area immediately adjacent to the building. These provisions shall in no way be deemed to authorize the outdoor display of or sale of salvage material or similar display or sale in any district.

Unclassified Uses. Uses not listed in 2.C. Land Use Table and which do not meet the criteria for similar and compatible uses specified in 1.G.3.

Urban Form Standards. Establish the specific physical and use parameters for each District including; building placement, building profile and Type, Frontages and parking.

Usable Lawn. The minimum lawn area that is allowed in the Badger Mountain South community is an area 10 ft. minimum in any direction.

Use Table - 2.C Land Use Table. A matrix which identifies broad categories of land uses that are permitted in each BMS District. The land uses listed in the Use Table are further expanded with examples in Section 14- Glossary.

Upper Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Vehicular Services. A business involving the servicing of vehicles and/or the storage and distribution of gasoline. Incidental uses may include a convenience store, the sale of propane and kerosene, automotive repair, car wash, and tire sales.
Vending Carts. Portable retail and food concessions, usually with wheels, including sales of coffee, flowers, ice cream, hot dogs, other food items and similar.

Vineyards. A plantation of grape-bearing vines, grown mainly for wine making, but also raisins, table grapes, and non-alcoholic grape juice. Vineyards for personal uses in residential districts are permitted as landscape; when planted in commercial districts vineyards must be part of an overall landscape plan that is reviewed by the MPA.

~~**Wing Fence.** A fence that extends perpendicular from the side of the house to the side yard fencing between lots.~~

PROPOSED AMENDMENTS ARE SHOWN:



~~GLOSSARY~~
APPENDIX 15

~~14~~

The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

reposition text for proper alignment

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Amelanchier alnifolia</i>	Serviceberry	10-12' X 20'	30-36" ht./sp.	Sun/Pt. Shade	* N
<i>Aronia arbutifolia</i>	Red Chokeberry	6-8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Artemisia tridentata</i>	Big Sagebrush	4-15' X 3-10'	30-36" ht.	Sun	* N
<i>Artemisia tripartita</i>	Three-Tip Sage	Varies	30-36" ht.	Sun	N
<i>Atriplex canescens</i>	Four-wing Saltbush	3-6' X 4-8'	18-24" ht.	Sun	* N
<i>Berberis hematocarpa</i>	Red Barberry	3-6'	18-24" ht.	Sun/Pt. Shade	*
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" ht.	Sun	*
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	18-24" ht.	Sun	*
<i>Caragana arborescens</i>	Siberian Pea Shrub	15' X 20'	30-36" ht./sp.	Sun	*
<i>Caragana frutex</i>	Russian Pea Shrub	10' X 8'	30-36" ht./sp.	Sun	*
<i>Caryopteris x clandonensis</i>	Blue Mist	2' X 2'	12-18" ht.	Sun	*
<i>Ceratoides lanata</i>	Winter Fat	1-3' X 1-3'	12-18" ht.	Sun	*
<i>Cercocarpus ledifolius</i>	Curl-Leaf Moutain Mahogany	5-12' X 5-12'	30-36" ht.	Sun	*
<i>Chamaebatiera millifolium</i>	Fernbush	6-8' X 6-8'	24-30" ht.	Sun	*
<i>Chrysothamnus viscidiflorus</i>	Green Rabbitbrush	6' X 3'	18-24" ht.	Sun	* N
<i>Chrysothamnus nauseaus</i>	Rabbitbrush	6' X 3'	18-24" ht.	Sun	*

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	24-30" ht./sp.	Sun or Shade	N
<i>Corylus cornuta californica</i>	Western Hazelnut	5-12' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht./sp.	Sun	*
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht./sp.	Sun	*
<i>Cotoneaster adpressus</i>	Cotoneaster	1' X 6'	12-18" sp.	Sun/Pt. Shade	*
<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster	3' X 6'	18-24" ht./sp.	Sun	*
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster	6' X 6'	24-30" ht./sp.	Sun	*
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	*
<i>Ephedra viridis</i>	Mormon Tea	3-4' X 3-4'	12-18" ht./sp.	Sun	*
<i>Eriogonum niveum</i>	Snow Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Eriogonum sphaerocephalum</i>	Rock Buckwheat	1-2' X 1-2'	12-18" sp.	Sun	N
<i>Falugia paradoxa</i>	Apache Plume	4-6' X 5'	24-30" ht./sp.	Sun	*
<i>Forestiera neomexicana</i>	New Mexican Privet	12-18' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Genista tinctoria</i>	Woadwaxen	6' X 6'	30-36" ht./sp.	Sun	*
<i>Hippophae rhamnoides</i>	Sea Buckthorn	8-10' X 8-10'	30-36" ht./sp.	Sun	*
<i>Holodiscus discolor</i>	Ocean Spray	3' X 4'	24-30" ht./sp.	Part Shade	*
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	12-18" sp.	Sun/Pt. Shade	*
<i>Kolkwitzia amabilis</i>	Beauty Bush	10-12' X 10-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht./sp.	Sun	*
<i>Ligustrum vulgare</i>	Common Privet	15' X 12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Lindera benzoin</i>	Spicebush	6-12' X 6-12'	30-36" ht./sp.	Sun	*
<i>Lonicera maachii</i>	Amur Honeysuckle	10-15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Mahonia repens</i>	Creeping Mahonia	1' X 3'	12-18" sp.	Sun/Pt. Shade	*
<i>Microbiota decussata</i>	Siberian Carpet Cypress	1' X 7-8'	12-18" sp.	Sun or Shade	*
<i>Myrica pensylvanica</i>	Bayberry	9' X 5-12'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Philadelphus lewisii</i>	Mock Orange	5-10' X 5-12'	30-36" ht./sp.	Lt. Shade	N
<i>Philadelphus microphyllus</i>	Littleleaf Mock Orange	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	* N
<i>Physocarpus opulifolius</i>	Common Ninebark	9' X 10'	30-36" ht.	Sun/Pt. Shade	*
<i>Pinus mugo mugo</i>	Mugo Pine	2-6' X 12'	18-24" ht./sp.	Sun/Pt. Shade	*
<i>Potentilla fruticosa</i>	Cinquefoil	1-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	*
<i>Prunus besseyi</i>	Hanson's Bush Cherry	4-6' X 4-6'	24-30" ht.	Sun	*
<i>Rhamnus frangula</i>	Alder Buckthorn	10-12' X 10-12'	30-36" ht./sp.	Sun	*
<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Sumac	2-3' X 6-8'	12-18" sp.	Sun/Pt. Shade	*
<i>Rhus glabra</i>	Smooth Sumac	10-20'	30-36" ht./sp.	Sun	* N
<i>Rhus typhina</i>	Staghorn Sumac	15' X 15'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Ribes aureum</i>	Golden Currant	3-6' X 3-6'	24-30" ht.	Part Shade	* N
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rubrifolia</i>	Redleaf Rose	6' X 5'	24-30" ht.	Sun/Pt. Shade	*
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	*
<i>Rubus deliciosus</i>	Thimbleberry	3-5' X 6'	24-30" ht./sp.	Sun/Pt. Shade	*
<i>Salvia dorrii</i>	Desert Sage	1-3' X 2-4'	12-18" ht.	Sun	N
<i>Sambucus cerulea</i>	Blue Elderberry	10-15' X 10'	30-36" ht./sp.	Sun/Pt. Shade	N
<i>Sambucus nigra</i>	Black Elder	Varies	24-30" ht.	Sun/Pt. Shade	N
<i>Spiraea x vanhouttei</i>	Vanhoutte Spirea	6' X 8'	30-36" ht./sp.	Sun/Pt. Shade	*
<i>Symphoricarpos albus</i>	Common Snowberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	N
<i>Symphoricarpos x chenaultii</i>	Chenault Coralberry	2-6' X 2-6'	12-18" ht.	Sun/Pt. Shade	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht./sp.	Sun	*
<i>Taxus cuspidata</i>	Japanese Yew	10-25' X 5-12'	24-30" ht.	Sun/Pt. Shade	*
<i>Viburnum lantana</i>	Wayfaring Tree	10-20' X 10-20'	30-36" ht.	Sun/Pt. Shade	*
<i>Viburnum trilobum</i>	Cranberry Bush	10' X 8	30-36" ht.	Sun/Pt. Shade	*
<i>Yucca sp.</i>	Yucca	1-7' X 1-4'	18-24" ht.	Sun	*

BUNCHGRASSES

NOTE: Min. size 4" pots, typ. Upon approval from Master Landscape Architect, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Achnatherum hymenoides</i>	Indian Ricegrass	12-24"	4" pots	Sun	N
<i>Elymus elymoides</i>	Squirreltail	12-24"	4" pots	Sun	N
<i>Festuca idahoensis</i>	Idaho Fescue	12-24"	4" pots	Sun/Pt. Shade	N
<i>Hesperostipa comata</i>	Needle & Thread Grass	24-36"	4" pots	Sun	N
<i>Leymus cinereus</i>	Basin Wildrye	4-6'	4" pots	Sun	N
<i>Poa secunda</i>	Sandberg's Bluegrass	8-12"	4" pots	Sun	N
<i>Pseudoroegneria spicata</i>	Bluebunch Wheatgrass	12-36"	4" pots	Sun	N
<i>Sporobolus cryptandrus</i>	Sand Dropseed	12-24"	4" pots	Sun	N

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun/Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6" X 12'	4" pots	Sun/Pt. Shade	*
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	4" pots	Sun/Pt. Shade	* N
<i>Campsis radicans</i>	Trumpet Creeper	6" X 40'	4" pots	Sun/Pt. Shade	*
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8" X 15'	4" pots	Lt. Shade	*
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	4" pots	Lt. Shade	*
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	4" pots	Lt. Shade	*
<i>Galium odoratum</i>	Sweet Woodruff	3" X 12'	4" pots	Shade	*
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	4" pots	Sun	*
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	4" pots	Sun/Pt. Shade	*
<i>Marrubium rotundifolia</i>	Silver Edged Horehound	10" X 18"	4" pots	Sun	*
<i>Ruschia pulvinaris</i>	Creeping Shrubby Ice Plant	3" X 14"	4" pots	Sun	*
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6" X 12-24"	4" pots	Sun	*
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus serpyllum</i> 'Reiter'	Reiter Creeping Thyme	3" X 36"	4" pots	Lt. Shade	*
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	4" pots	Lt. Shade	*
<i>Veronica oltensis</i>	Thyme-Leaf Speedwell	1" X 24"	4" pots	Sun	*
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	4" pots	Sun/Pt. Shade	*
<i>Vinca major</i>	Periwinkle	8" X 36"	4" pots	Sun/Pt. Shade	*

PERENNIALS

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun /Shade	Special Features
<i>Achillea ageratifolia</i>	Greek Yarrow	4-10"	4" pots	Sun	*
<i>Achillea f. 'Moonshine'</i>	Moonshine Yarrow	24"	4" pots	Sun	*
<i>Achillea millefolium</i>	Common Yarrow	36"	4" pots	Sun	* N
<i>Adenophora liliifolia</i>	Lady Bells	18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Agastache sp.</i>	Hyssop	18-30" X 18"	4" pots	Sun/Pt. Shade	*
<i>Agastache canna</i>	Wild Hyssop	24-36" X 18"	4" pots	Sun/Pt. Shade	*
<i>Alchemilla molis</i>	Lady's Mantle	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Allium sphaerocephalum</i>	Round-Headed Garlic	24" X 36"	4" pots	Sun/Pt. Shade	N
<i>Anaphalis margaritacea</i>	Pearly Everlasting	20" X 20"	4" pots	Sun	*
<i>Antennaria dioica</i> 'Rosea'	Pink Pussytoes	4-12" X 8-12"	4" pots	Sun	*
<i>Anthemis tinctoria</i>	Golden Marguerite	24-36" X 24-36"	4" pots	Sun	*
<i>Arabis caucasica</i>	Wall Rockcress	6" X 18"	4" pots	Sun	*
<i>Artemisia abrotantum</i>	Southernwood	36" X 36"	4" pots	Sun	*
<i>Artemisia 'Powis Castle'</i>	Silver Sage	36" X 36"	4" pots	Sun	*
<i>Artemisia rigida</i>	Stiff Sage	Varies	4" pots	Sun	N
<i>Artemisia stellerana</i>	Dusty Miller	30" X 36"	4" pots	Sun	*
<i>Asclepias tuberosa</i>	Butterfly Weed	36" X 12"	4" pots	Sun	*
<i>Aster tataricus</i>	Tatarian Aster	5-7' X 3'	4" pots	Sun/Pt. Shade	*
<i>Atriplex confertifolia</i>	Shadscale	1-3' X 1-3'	4" pots	Sun	N
<i>Aurinia saxatilis</i>	Basket-Of-Gold	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Balsamorhiza careyana</i>	Carey's Balsamroot	Varies	4" pots	Sun	N
<i>Balsamorhiza sagittata</i>	Arrowleaf Balsamroot	Varies	4" pots	Sun	N
<i>Baptisia australis</i>	Blue False Indigo	3-6' X 4'	4" pots	Sun	*
<i>Bergenia cordifolia</i>	Heartleaf Bergenia	18" X 12"	4" pots	Shade	*
<i>Berlandiera lyrata</i>	Chocolate Flower	18-36" X 18-36"	4" pots	Sun	*
<i>Brunnera macrophylla</i>	Brunnera	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calamintha grandiflora</i>	Calamint	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Callirhoe involucrata</i>	Poppy Mallow	6" X 24-36"	4" pots	Sun/Pt. Shade	*
<i>Calylophus hartwegii</i>	Sundrops	12" X 24"	4" pots	Sun/Pt. Shade	*
<i>Calylophus serrulatus</i>	Dwarf Snowdrops	18" X 18"	4" pots	Sun/Pt. Shade	*
<i>Campanula rotundifolia</i>	Bellflower	12-24"	4" pots	Sun/Pt. Shade	*
<i>Catananche caerulea</i>	Cupid's Dart	12" X 12"	4" pots	Sun	*
<i>Centranthus ruber</i>	Red Valerian	36" X 36"	4" pots	Sun/Pt. Shade	*
<i>Coreopsis grandiflora</i>	Sunray	12-24" X 36"	4" pots	Sun	*
<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	18-24"	4" pots	Sun	*
<i>Coronilla varia</i>	Crown Vetch	18-24" X 48"	4" pots	Sun	*
<i>Dianthus barbatus</i>	Sweet William	20" X 12"	4" pots	Lt. Shade	*
<i>Dianthus plumarius</i>	Cottage Pink	10-18" X 20"	4" pots	Lt. Shade	*
<i>Echinacea purpurea`</i>	Purple Coneflower	24-48"	4" pots	Sun	*
<i>Epimedium alpinum</i>	Alpine Epimedium	6-9"	4" pots	Sun/Pt. Shade	*
<i>Erigeron speciosus</i>	Fleabane	24" X 24"	4" pots	Sun/Pt. Shade	*
<i>Eriogonum umbellatum</i>	Sulfur Flower	6-12" X 12-24"	4" pots	Sun	*
<i>Eryngium bourgatii</i>	Sea Holly	24"	4" pots	Sun	*

~~11.F~~ DROUGHT TOLERANT AND/OR NATIVE/NATURALIZED PLANT LIST continued

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Erysimum cheiri</i>	English Wallflower	12-30" X 12-18"	4" pots	Sun/Pt. Shade	*
<i>Euphorbia polychroma</i>	Cushion Spurge	18" X 24"	4" pots	Sun/Pt. Shade	*
<i>Filipendula vulgaris</i>	Dropwort	24-36"	4" pots	Sun	*
<i>Gaillardia aristata</i>	Blanket Flower	24-30" X 24"	4" pots	Sun	*
<i>Gaillardia x grandiflora</i> 'Goblin'	Goblin Blanket Flower	12" X 18"	4" pots	Sun	*
<i>Geranium sanguineum</i>	Bloody Cranesbill	8-18" X 24-30"	4" pots	Sun/Pt. Shade	*
<i>Grayia spinosa</i>	Hopsage	Varies	4" pots	Sun	N
<i>Helianthus maximiliani</i>	Sunflower	10' X 3'	4" pots	Sun	*
<i>Hemerocallis sp.</i>	Daylily	Varies	4" pots	Sun	*
<i>Hesperaloe parviflora</i>	Red Yucca	3-4' X 3-4'	4" pots	Sun/Pt. Shade	*
<i>Heuchera sanguinea</i>	Coral Bells	12-18" X 12-15"	4" pots	Sun/Pt. Shade	*
<i>Hyssopus officinalis</i>	Hyssop	18-24" X 36"	4" pots	Sun/Pt. Shade	*
<i>Kniphofia uvaria</i>	Red-Hot Poker	2-4'	4" pots	Sun	*
<i>Lamium maculatum</i>	Dead Nettle	8" X 36"	4" pots	Shade	*
<i>Lewisia rediviva</i>	Bitterroot	2" X 4"	4" pots	Sun/Pt. Shade	*
<i>Liatris spicata</i>	Gayfeather	4' X 2'	4" pots	Sun	*
<i>Limonium platyphyllum</i>	Statice	30" X 36"	4" pots	Sun	*
<i>Linum perenne</i>	Perennial Blue Flax	24" X 18"	4" pots	Sun	*
<i>Liriope spicata</i>	Creeping Lily Turf	8-10" X 18"	4" pots	Shade	*
<i>Lobularia maritima</i>	Sweet Alyssum	Varies	4" pots	Sun/Pt. Shade	*
<i>Lupinus leucophyllus</i>	Velvet Lupine	Varies	4" pots	Sun/Pt. Shade	N
<i>Lychnis chalconica</i>	Maltese Cross	24-36" X 12"	4" pots	Sun/Pt. Shade	*
<i>Monarda fistulosa</i>	Bee Balm	24-48" X 12"	4" pots	Lt. Shade	*
<i>Narcissus sp.</i>	Daffodil	12-18" X 12"	4" pots	Sun/Pt. Shade	*
<i>Nepeta x faassenii</i>	Catmint	12" X 18"	4" pots	Sun/Pt. Shade	*
<i>Oenothera macrocarpa</i>	Ozark Sundrops	6" X 24"	4" pots	Sun/Pt. Shade	*
<i>Opuntia polycantha</i>	Starvation Pricklypear	Varies	4" pots	Sun	N
<i>Papaver orientale</i>	Oriental Poppy	12-24" X 12-24"	4" pots	Sun	*
<i>Penstemon sp.</i>	Beard Tongue	Varies	4" pots	Sun/Pt. Shade	*
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	24-36" X 24"	4" pots	Sun/Pt. Shade	*
<i>Perovoskia atriplicifolia</i>	Russian Sage	3-5' X 3-4'	4" pots	Sun	*
<i>Phlox subulata</i>	Moss Pink	6" X 18"	4" pots	Sun/Pt. Shade	*
<i>Pulsatilla vulgaris</i>	Pasque Flower	9-12" x 6-10"	4" pots	Sun/Pt. Shade	*
<i>Ratibida columnifera</i>	Mexican Hat	30" X 12"	4" pots	Sun	*
<i>Rudbeckia hirta</i>	Black-Eyed Susan	3-4' X 2'	4" pots	Sun	*
<i>Salvia nemerosa</i>	Meadow Sage	18-36" X 24-36"	4" pots	Sun	*
<i>Salvia officinalis</i>	Garden Sage	18-24" X 12-18"	4" pots	Sun	*
<i>Santolina chamaecyparissus</i>	Lavender Cotton	24" X 36"	4" pots	Sun	*
<i>Sanvitalia procumbens</i>	Creeping Zinnia	4-6" X 18"	4" pots	Sun	*
<i>Saponaria ocymides</i>	Soapwort	12" X 36"	4" pots	Sun	*
<i>Scutellaria resinosa</i>	Skullcap	6-8" X 12"	4" pots	Sun/Pt. Shade	*
<i>Sedum</i> 'Ruby Glow'	Ruby Glow Stonecrop	8" X 15"	4" pots	Sun	*
<i>Sedum spectabile</i>	Showy Stonecrop	18-24" X 10-15"	4" pots	Sun/Pt. Shade	*

PERENNIALS continued

NOTE: Min. size 4" pots, typ. Upon approval from the BMS-MPA, plugs or seed may be used.

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Sempervivum sp.</i>	Hen & Chicks	2-4" X 6-12"	4" pots	Lt. Shade	*
<i>Sphaeralcea incana</i>	Orange Mallow	24-48" X 24"	4" pots	Sun	*
<i>Stachys byzantina</i>	Lamb's Ear	18" X 36"	4" pots	Sun/Pt. Shade	*
<i>Tanacetum vulare</i>	Tansy	36" X 24"	4" pots	Sun	*
<i>Teucrium x lucidrys</i>	Germander	12" X 24"	4" pots	Sun	*
<i>Thymus vulgaris</i>	Common Thyme	12" X 24"	4" pots	Lt. Shade	*
<i>Thymus vulgaris</i> 'Orange Balsam'	Orange Balsam Thyme	6-8" X 15"	4" pots	Lt. Shade	*
<i>Veronica sp.</i>	Speedwell	Varies	4" pots	Sun	*

DECIDUOUS TREES AND EVERGREEN TREES - SEE SECTION 11

↑ reposition text for proper alignment

SHRUBS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aronia melanocarpa</i> 'Autumn Magic'	Black Chokeberry	3-5' X 3-5'	24-30" ht.	Sun/Pt. Shade	deciduous, spreading habit, serrated leave, edible black fruit, white/pink flower clusters
<i>Berberis thunbergii</i>	Japanese Barberry	4-6' X 4-6'	24-30" ht.	Sun	* deciduous, slender arching spiny branches, color varies based on variety
<i>Berberis t.</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	1' X 3'	12-18" sp.	Sun	* deciduous, dwarf, deep red color in full sun
<i>Calluna vulgaris</i>	Scotch Heather	1-2' X 2'	12-18" sp.	Sun	evergreen, tiny scalelike green leaves, spikes covered in bell shaped flowers
<i>Chaenomeles sp.</i>	Flowering Quince	2-6' X 2-4'	24-30" ht./sp.	Sun	deciduous, habit varies, vibrant single to double flowers in late winter
<i>Chamaecyparis lawsoniana</i> 'Ellwoodii'	Dwarf Port Orford Cedar	6-8' X 2'	30-36" ht.	Sun	evergreen, dense compact habit, blue green foliage
<i>Cornus stolonifera</i>	Redtwig Dogwood	7-9' X 12'	30-36" ht.	Sun or Shade	N deciduous, open spreading habit, brilliant red fall foliage & winter twigs
<i>Cotinus coggyria</i>	Smoke Tree	12-15' X 12-15'	30-36" ht.	Sun	* deciduous, broad urn habit, round green to purple leaves, flower airy plumes
<i>Cotoneaster acutifolius</i>	Peking Cotoneaster	6-10' X 6-10'	30-36" ht.	Sun	* deciduous, fountain shaped habit, glossy green foliage, black fruit
<i>Cotoneaster parneyi</i>	Parneyi Cotoneaster	6' X 6'	30-36" ht./sp.	Sun/Pt. Shade	* evergreen, arching habit, dark green foliage, white flower clusters, red fruit
<i>Cotoneaster mircophyllus</i>	Rockspray Cotoneaster	2-3' X 15'	12-18" sp.	Sun/Pt. Shade	* evergreen, horizontal habit, tiny dark green leaves, white flowers, red fruit
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	evergreen, erect compact habit, abundant fragrant white to pink flower clusters
<i>Deutzia gracilis</i>	Slender Deutzia	2-4' X 3-4'	18-24" ht./sp.	Sun/Lt. Shade	deciduous, graceful arching habit, green toothed leaves, clusters of white flowers
<i>Erica sp.</i>	Heath	1-2' X 2'	12-18" sp.	Sun/Pt. Shade	evergreen, round habit, small needlelike leaves, abundant small bell flowers
<i>Euonymus alatus</i> 'Compacta'	Winged Euonymus	4-6' X 4-6'	24-30" ht.	Sun	deciduous, round habit, green wing shaped leaves, vibrant red-orange fall color
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	evergreen, habit varies, green to purple to yellow to variegated foliage color
<i>Forsythia hybrids</i>	Forsythia	5-9' X 4-8'	24-30" ht.	Sun	deciduous, fountain shaped habit, green foliage, bright yellow flowers along stems
<i>Hydrangea macrophylla</i>	Garden Hydrangea	4-8' X 4-8'	24-30" ht.	Pt. Shade	deciduous, round habit, green toothed foliage, huge flower clusters, color varies
<i>Hydrangea paniculata</i>	Panicle Hydrangea	5-10' X 5-10'	30-36" ht.	Pt. Shade	deciduous, upright spreading habit, oval green leaves, elongated flower clusters
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	evergreen, dense round to erect habit, small green leaves, black berries
<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	10-15' X 2-3'	30-36" ht.	Sun/Pt. Shade	* evergreen, narrow columnar habit, blue-gray foliage
<i>Lavendula sp.</i>	Lavender	2' X 2'	12-18" ht.	Sun	* evergreen, round habit, small aromatic gray-green foliage, fragrant flowers
<i>Lonicera pileata</i>	Privet Honeysuckle	2-3' X 8'	18-24" sp.	Sun/Pt. Shade	* evergreen, spreading habit, green foliage, small fragrant white flowers, berries
<i>Paeonia sp.</i>	Peony	2-4' X 2-4'	12-18" ht./sp.	Sun/Pt. Shade	deciduous, arching habit, green divided leaves, amazing single or double flowers
<i>Perovskia atriplicifolia</i> 'Blue Spire'	Russian Sage	2-4' X 2-4'	12-18" ht./sp.	Sun	* evergreen, upright habit, gray-green foliage, tall showy purple flower stems
<i>Philadelphus lewisii</i>	Mock Orange	4-10' X 4-10'	30-36" ht.	Sun/Pt. Shade	deciduous, fountain shaped habit, abundant fragrant white flowers
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	3-5' X 4-6'	18-24" ht.	Sun	evergreen, low dense habit, gray-blue foliage, needles in star shapes whorl
<i>Pieris japonica</i>	Lily-of-the-Valley Shrub	2-6' X 2-6'	24-30" ht.	Sun/Pt. Shade	evergreen, upright habit, bronze new foliage to green, drooping flower clusters
<i>Pinus mugo</i> 'Pumilio'	Dwarf Mugo Pine	4-8' X 4-8'	18-24" ht./sp.	Sun/Pt. Shade	* evergreen, round compact habit, dark green foliage
<i>Rosa nutkana</i>	Nootka Rose	6' X 4'	24-30" ht.	Sun/Pt. Shade	* deciduous, arching habit, deep pink flowers in spring, showy rose hips follow
<i>Rosa rugosa</i>	Rugosa Rose	3-6' X 3-6'	24-30" ht.	Sun	* deciduous, open habit, single to double flowers in spring-fall, huge red rose hips

SHRUBS continued

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Salvia argentea</i>	Silver Sage	1-2' X 2'	12-18" ht.	Sun	deciduous, upright habit, gray-green foliage, hooded white flowers on stems
<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	1-2' X 2'	12-18" ht.	Sun/Pt. Shade	* succulent, upright habit, green foliage, clusters of pink flowers in late summer
<i>Spiraea japonica</i>	Spiraea	2-5' X 2-5'	18-24" ht.	Sun	deciduous, upright habit, toothed foliage, 8" clusters of pink flowers summer-fall
<i>Syringa vulgaris</i>	Common Lilac	8-20' X 6-15'	30-36" ht.	Sun	* deciduous, open upright habit, profuse fragrant conical shaped flower clusters
<i>Viburnum plicatum tomentosum</i>	Doublefile Viburnum	4-6' X 4-6'	24-30" ht.	Sun	deciduous, tiered habit, dull dark green foliage, white snowball flower clusters
<i>Yucca filamentosa</i>	Adam's Needle Yucca	1-7' X 1-4'	12-18" ht./sp.	Sun	* evergreen, stiff round habit, dark green foliage, 3-5' tall white flower clusters

GROUNDCOVERS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Aegopodium variegatum</i>	Bishop's Weed	6"	1 gal.	Sun/Pt. Shade	* perennial, light green edged white 3 leaflet leaves, fast growing
<i>Archostaphylos uva-ursi</i>	Kinnikinnick	3-6' X 2-3'	1 gal.	Sun/Pt. Shade	* N evergreen, small glossy dark green leaves, white or pink flowers, red fruit
<i>Cerastium tomentosum</i>	Snow-In-Summer	6-8"	1 gal.	Lt. Shade	* perennial, silver gray leaves, small white flowers in summer, fast growing
<i>Galium odoratum</i>	Sweet Woodruff	3"	1 gal.	Shade	* perennial, aromatic green whorl leaves, tiny white flower clusters summer
<i>Helianthemum nummularium</i>	Sunrose	6-8" X 36"	1 gal.	Sun	* evergreen, gray-green leaves, single or double vibrant or light color flowers
<i>Juniperus horizontalis</i>	Creeping Juniper	1' X 8-10'	18-24" sp.	Sun/Pt. Shade	* evergreen, feathery gray-green foliage, fast growing
<i>Mahonia repens</i>	Creeping Mahonia	12" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, spiny edged leaves to divided blue-green leaflets, flower clusters
<i>Sedum spurium</i>	Two-Row Stonecrop	3-6' X 12-24"	1 gal.	Sun	* succulent, dark green or bronze leaves, clusters of pink flowers in summer
<i>Thymus serpyllum</i>	Creeping Thyme	3" X 36"	1 gal.	Lt. Shade	* perennial, round dark green leaves, purple flowers in summer
<i>Thymus pseudolanuginosus</i>	Woolly Thyme	2-3" X 36"	1 gal.	Lt. Shade	* perennial, walkable mat habit, woolly gray leaves, pink flowers in midsummer
<i>Veronica pectinata</i>	Blue Woolly Speedwell	ground hugging	1 gal.	Sun/Pt. Shade	* perennial, small deeply cut gray leaves, profuse deep blue flowers in spring
<i>Vinca minor</i>	Dwarf Periwinkle	4" X 36"	1 gal.	Sun/Pt. Shade	* evergreen, trailing dark green leaves, lavender-blue 5 petal flowers in spring

ORNAMENTAL GRASSES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Bouteloua curtipendula</i>	Sideoats Grama Grass	1-2' X 2'	1 gal.	Sun	* narrow gray-green leaf clumps, one-sided flowering stems in summer
<i>Bouteloua gracilis</i>	Blue Grama Grass	1-2' X 1'	1 gal.	Sun	* inflorescence of flowers at right angles, red in summer, bleached to white
<i>Calamagrostis x acutiflora</i>	Feather Reed Grass	2-6' X 2-3'	1 gal.	Sun/Pt. Shade	* evergreen, erect clump of narrow green leaves, upright flower stems
<i>Carex morrowii expallida</i>	Variegated Japanese Sedge	1-2' X 2'	1 gal.	Sun/Pt. Shade	mounding habit, green and white striped drooping leaves
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1-2' X 2'	1 gal.	Sun/Pt. Shade	narrow dark green leaf clumps, airy inflorescences in late spring to early summer
<i>Festuca glauca</i>	Blue Fescue	1' X 1'	1 gal.	Sun	* dense extremely fine blue-silver leaves, flower spikes in summer
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	2-3' X 2-3'	1 gal.	Sun	* narrow fountain like blue-gray leaf clumps, wispy straw colored flower clusters
<i>Imperata cylindrica</i>	Japanese Blood Grass	1-2' X 1'	1 gal.	Sun/Pt. Shade	upright medium leaf clumps, green at base, red at tip & intensifies in summer-fall
<i>Miscanthus sinensis</i>	Maiden Hair Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* mounding green leaf clumps, colorful flower plumes in summer-fall
<i>Pennisetum alopecuroides</i>	Fountain Grass	2-3' X 2-3'	1 gal.	Sun/Pt. Shade	* bright green leaf clumps, pinkish to oat colored rabbit tail-like flower plumes
<i>Pennisetum setaceum</i>	Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* green leaf clumps, copper-pink to purplish tall flower plumes
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	2-4' X 2-3'	1 gal.	Sun/Pt. Shade	* reddish bronze leaf clumps, copper-pink to purplish tall flower plumes
<i>Stipa tenuifolia</i>	Silky Thread Grass	2' X 1'	1 gal.	Sun	* green leaf clumps, large feather-like straw colored inflorescences
<i>Stipa tenuissima</i>	Mexican Feather Grass	1-2' X 1-2'	1 gal.	Sun/Pt. Shade	* bronze to green leaf clumps, airy feather-like straw colored inflorescences

VINES

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Akebia quinata</i>	Fiveleaf Akebia	15-30'	1 gal.	Sun or Shade	deciduous, deep green leaflets, wine purple clusters of vanilla scented flowers
<i>Campsis radicans</i>	Trumpet Vine	30'	1 gal.	Sun/Pt. Shade	* deciduous, green multiple leaflets, 3" long orange tubular flowers with red lobes
<i>Clematis armandii</i>	Evergreen Clematis	20-35'	1 gal.	Sun	* evergreen, divided glossy green leaves, fragrant white flower clusters
<i>Clematis ligusticifolia</i>	Clematis	20'	1 gal.	Sun	* deciduous, green lobed leaves, multiple flower colors & sizes
<i>Hydrangea anomala petiolaris</i>	Climbing Hydrangea	20-30'	1 gal.	Sun/Pt. Shade	* deciduous, green heart shaped leaves, large white lace-cap flowers
<i>Lonicera japonica</i>	Japanese Honeysuckle	20-30'	1 gal.	Sun/Pt. Shade	* semievergreen, oval deep green leaves, fragrant two-lobed pink-white flowers
<i>Lonicera sempervirens</i>	Trumpet Honeysuckle	10-20'	1 gal.	Sun/Pt. Shade	semievergreen, whorls of orange-yellow to red trumpet shaped flowers in spring
<i>Parthenocissus tricuspidata</i>	Boston Ivy	50'	1 gal.	Sun or Shade	* glossy toothed edged 3-lobed leaves, orange to wine red fall color
<i>Wisteria sinensis</i>	Chinese Wisteria	Varies	1 gal.	Sun or Shade	* green leaves divided into 7-13 leaflets, profuse violet-blue drooping flowers

ROCK GARDEN PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Achillea millefolium</i>	Common Yarrow	30-36" X 24"	1 gal.	Sun	* perennial, erect habit, narrow green-gray leaves, flat topped white flowers
<i>Aethionema schistosum</i>	Stonecress	5-10" X 12"	1 gal.	Sun	* perennial, erect habit, narrow gray-blue leaves, fragrant soft pink flowers
<i>Anacyclus depressus</i>	Mount Atlas Daisy	3" X 15"	1 gal.	Sun	* perennial, spreading habit, gray fine leaves, daisylike flowers in summer
<i>Armeria maritima</i> 'Compacta'	Common Thrift	6" X 12"	1 gal.	Sun	* perennial, compact habit, thinleaves, pink globe of flower clusters atop stem
<i>Delosperma cooperi</i>	Purple Hardy Ice Plant	3" X 24"	1 gal.	Lt. Shade	* succulent, spreading habit, cylindrical green leaves, purple flowers in summer
<i>Delosperma nubigenum</i>	Yellow Hardy Ice Plant	1" X 36"	1 gal.	Lt. Shade	* succulent, low habit, cylindrical green leaves turn red in fall, yellow flowers
<i>Iberis sempervirens</i>	Evergreen Candytuft	8-18" X 8-18"	1 gal.	Sun/Pt. Shade	* evergreen perennial, glossy dark green leaves, white flower clusters
<i>Linum flavum</i> 'Compactum'	Compact Golden Flax	6" X 6"	1 gal.	Sun	* perennial, erect habit, green leaves, yellow 5 petal flowers in spring-summer
<i>Penstemon rupicola</i>	Rock Penstemon	4" X 18"	1 gal.	Sun/Pt. Shade	* perennial, trailing habit, small round blue-green leaves, bright pink flowers
<i>Phlox subulata</i>	Moss Pink	6" X 18"	1 gal.	Sun/Pt. Shade	* perennial, spreading habit, needlelike evergreen leaves, pink-lavender flowers
<i>Sedum spathifolium</i> 'Cape Blanco'	Cape Blanco Sedum	3" X 12"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, spoon shaped blue-green leaves tinged red-purple
<i>Sedum</i> 'Vera Jameson'	Vera Jameson Sedum	8-12" X 15"	1 gal.	Sun/Pt. Shade	* succulent, spreading habit, purple stems w/ pinkish purple leaves, pink flowers

EVERGREEN HEDGE PLANTS

Botanical Name	Common Name	Ht. X Sp.	Min. Size	Sun / Shade	Special Features
<i>Berberis x gladwynensis</i> 'William Penn'	William Penn Barberry	4-5' X 4-5'	24-30" ht.	Sun	broad glossy leaf, fast growth, dense foliage, pretty yellow flowers
<i>Buxus sempervirens</i> 'Suffruticosa'	True Dwarf Common Boxwood	4-5' X 4-5'	24-30" ht.	Sun or Shade	slow growth, small waxy dense form and texture leaf
<i>Daphne x burkwoodii</i>	Burkwood Daphne	3-4' X 3-4'	24-30" ht./sp.	Sun/Lt. Shade	erect compact habit, abundant fragrant white to pink flower clusters
<i>Euonymus fortunei</i>	Winter Creeper	2-5' X 3-6'	24-30" ht./sp.	Sun/Pt. Shade	habit varies, green to purple to yellow to variegated foliage color
<i>Ilex crenata</i> 'Convexa'	Compact Japanese Holly	4-6' X 4-6'	24-30" ht.	Sun/Pt. Shade	dense round to erect habit, small green leaves, black berries
<i>Juniperus x pfitzeriana</i> 'Armstrongii'	Armstrong Juniper	4-5' X 4-5'	24-30" ht.	Sun	upright habit, true green foliage, compact growth
<i>Taxus baccata</i> 'Adpressa'	Dwarf English Yew	4-5' X 6-8'	24-30" ht.	Sun or Shade	dense habit, rich dark green needles, compact growth, red fruit
<i>Thuja occidentalis</i> 'Hetz Midget'	Dwarf Arborvitae	3-4' X 3-4'	24-30" ht.	Sun/Pt. Shade	globe habit, dense green foliage, maintains form
<i>Viburnum hybrids</i> 'Conoy'	Conoy Evergreen Viburnum	4-5' X 4-5'	24-30" ht.	Sun/Pt. Shade	dense habit, dark green foliage with white on underside, fragrant flowers, red berries

Exhibit C



CITY OF RICHLAND
DEVELOPMENT SERVICES DEPARTMENT
625 Swift Boulevard
Richland, WA 99352
Telephone (509) 942-7794
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CI.RICHLAND.WA.US · 509-942-7390

DATE: December 9, 2021

TO: All Interested Parties

RE: *Final Supplemental Environmental Impact Statement (FSEIS) Addendum* for the
Badger Mountain Subarea Plan

The City of Richland has issued an Addendum to the *Final Supplemental Environmental Impact Statement (FSEIS)*, adopted by City Council on July 20, 2010. The FSEIS was issued on August 23, 2010, addressing the probable impacts of implementation of the Subarea Plan, which was prepared in compliance with the Growth Management Act (GMA).

In accordance with the State Environmental Policy Act (SEPA) requirements, an Addendum may be used to add new information about a proposal, provided it does not substantially change the analysis of significant impacts and alternatives in the existing environmental document (WAC 197-11-600). The City of Richland has determined that the proposed amendments to the Subarea Plan do not substantially change the analysis of impacts previously discussed in the FSEIS or any of the environmental documents included through the phased environmental review process.

The Addendum includes a fact sheet, background material, the discussion of the proposed amendments to the regulations, and necessary environmental documentation. This Addendum was prepared in accordance with WAC 197-11-600 and 197-11-625 and is being distributed to the Department of Ecology and agencies with jurisdiction.

If you have questions concerning this Addendum, please contact me at 509-942-7596.

Sincerely,

Mike Stevens
Planning Manager/SEPA Responsible Official

ADDENDUM NO. 1 TO THE FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT FOR THE CITY OF RICHLAND BADGER MOUNTAIN SUBAREA PLAN

Prepared Consistent with:

The Washington State Environmental Policy Act of 1971

Chapter 43.21C Revised Code of Washington

Chapter 197-11, Washington Administrative Code

Richland City Code Chapter 22.09

City of Richland

Date of Issuance: December 9, 2021

Fact Sheet

Project Title:	Badger Mountain Subarea Plan
Proposed Action:	The proposed action by the City of Richland includes the adoption (by ordinance) of an updated Land Use and Development Regulations (LUDR) document for Badger Mountain South, a master-planned community which was previously evaluated for environmental impacts as a planned action for the purposes of permit review and SEPA compliance pursuant to RCW 43.21C.031 and WAC 197-11-164; the LUDR implements the Badger Mountain Subarea Plan.
Purpose of the EIS Addendum:	This addendum adds information to the previous FSEIS but does not change the analysis of previously identified significant impacts of the alternatives to the planned action FSEIS as issued on August 23, 2010. This addendum is being issued in accordance with WAC 197-11-625 and WAC 197-11-630. The adopted environmental documents listed herein, together with this addendum, meet the City of Richland’s environmental review needs for the current proposal.
Description of Proposal:	The City of Richland is updating the Land Use and Development Regulations (LUDR) for the Badger Mountain South master-planned community located within the boundaries of the Badger Mountain Subarea Plan. The LUDR is consistent with the Badger Mountain Subarea Plan (April 2010) including the Vision (Chapter 3) and the Goals and Policies (Chapter 4). • However, the graphics in the LUDR including the <i>Regulating Plan for Land Use and Urban Form</i> (Figure 2.B) and the <i>Illustrative Neighborhood Development Plan</i> (Figure 7.D) supersede and replace the Badger Mountain Subarea Plan’s Figures 1, 4 and 5, for <u>only</u> those sections of the map that illustrate future development at Badger Mountain South..
Location of Proposal:	The Badger Mountain Subarea is located south and east of Badger Mountain, lying east of I-82 and north of Reata Road. It lies about eight miles southwest from downtown Richland. The Dallas Road I-82 interchange intersects the site north to south in the western part of the subarea. The Tri-Cities Regional Airport in Pasco is about 16 miles from the subarea; a distance easily traveled by freeways and local roads and provides excellent access and connection for future residents and businesses. The western 1,480 acres of the Badger Mountain Subarea is known as “Badger Mountain South.”

Action Sponsor	Mike Stevens
Lead Agency:	Planning Manager City of Richland 625 Swift Boulevard, MS-35 Richland, WA 99352
Required Approval Review:	Richland City Council – adoption of ordinance
Circulation and Comment:	This addendum, or notice of availability, is being sent to all recipients of the previously issued FSEIS (2010) as required by WAC 197-11-625, and also to all commenters on the draft and final EIS. No comment period is required for this addendum under WAC 197-11-502(8)(c).
The EIS Addendum is available by contacting:	Mike Stevens (509) 942-7596 mstevens@ci.richland.wa.us
Addendum Author:	Nicole Stickney, AICP AHBL, Inc. 5804 Road 90 Suite H Pasco, WA 99301
Date of Issuance:	December 9, 2021
Comment Period:	There is no comment period for this addendum, pursuant to WAC 197-11-625.
Tentative Date of Implementation:	Immediately following adoption.
Public Hearings and Expected Action:	A hearing before the Planning Commission will be held in January 2022. Adoption by City Council is expected to occur in the month following. Public notices will be provided.

Summary

Overview:

The Land Use and Development Regulations (LUDR) for the Badger Mountain South master development were adopted by the City of Richland following the adoption of the Badger Mountain Subarea Plan and an FSEIS. An update to the LUDR document is proposed.

This Addendum is not intended to satisfy individual project action SEPA requirements (the review needed for a future site-specific land use or building permit application).

This Addendum does not significantly change the analysis of impacts and alternatives contained in the 2010 FSEIS, nor does it identify new or significantly different impacts.

Prior Environmental Review

The city issued a Draft Supplemental Environmental Impact Statement (DSEIS) for the Badger Mountain Subarea Plan on July 15, 2010. The Final Supplemental Environmental Impact Statement (FSEIS) included an updated Fact Sheet and the revised DSEIS which included revised text for in-home sprinkler systems to provide mitigation (and eliminating the mitigation measure of constructing a fire-lane connection between Dallas and Reata Road) based on the verbal comments of the Richland Fire Marshall, which was the only comment received in response to the DSEIS.

This DSEIS supplemented the Badger Mountain Golf & Country Club Planned Development DEIS (October 1999) and FEIS (July 2000). The DSEIS discloses the potential impacts of the No Action and Preferred Alternative on elements of the environment that have the potential to be significantly affected by the proposed Badger Mountain Subarea Plan.

The DSEIS evaluated a No Action Alternative and a Preferred Alternative for guiding growth within the Badger Mountain Subarea. The No Action Alternative describes the impact of future growth in the area based on existing development approvals and existing land uses. The Preferred Alternative, illustrated by the Badger Mountain Subarea Plan, identified a vision for orderly and efficient development of the Badger Mountain Subarea, and included direction for land use, transportation, utilities and public services. It was intended to be practical in economic terms and visionary in terms of its ability to address emerging issues such as sustainability.

The elements of the environment addressed in the EIS documents included elements of both the natural and built environment: earth, air quality, surface water, land use, transportation, and public services / utilities. In addition, the carbon footprint impacts were also evaluated.

EIS Addendum

According to the SEPA Rules, an Addendum to an EIS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document (WAC 197-11-600(3)(b)(ii)). An Addendum is appropriate when the impacts of the new proposal are the same general types as those identified in the prior document, and when the new analysis does not substantially change

the analysis of significant impacts and alternatives identified in the prior environmental documents (WAC 197-11-600(4)(e), WAC 197-11-706).

This Addendum to the above referenced FSEIS is being issued pursuant to WAC 197-11-625 to meet the city's SEPA responsibility. This addendum does not address other proposed changes to the Badger Mountain Subarea plan (if any) that are or have been evaluated by the City; this addendum only addresses changes the Land Use and Development Regulations (LUDR) which was approved by the City and evaluated for its environmental impacts under the Badger Mountain Subarea Plan analysis.

The following table organizes impacts to the environment into categories, lists the proposed changes, and then identifies the impact of the proposed change to each category:

Natural or Built Environmental Element	Proposed changes	Additional impacts or mitigation requirements
Earth	N/A - There are no proposed changes having impacts that would alter or change the previous determination of impacts to the earth.	None
Air quality	N/A - There are no proposed changes having impacts that would alter or change the previous determination of impacts to the air quality.	None
Surface Water	There are no proposed changes that having impacts that would alter or change the previous determination of impacts to the air quality. Further, the use of the most recently adopted Stormwater Management Manual by the City of Richland, as subject to the platting and development activities at Badger Mountain South will likely provide increased protection to the environment beyond that which is analyzed in the FSEIS.	None
Land Use	The LUDR's <i>Regulating Plan for Land Use and Urban Form</i> (Figure 2.B) is updated to reflect small re-configurations to the various districts (BMS-VMU Village Mixed Use, BMS – NC Neighborhood Collector, BMC-NG Neighborhood General, BMS-NE Neighborhood Edge, BMS-Civic, BMS-SD-DR Specialty Retail, BMS-SD-BMU Commercial Mixed Use, BMS-SD-DR Destination Retail and the “-P” Overlay district special designation). These changes are analogous to the adoption of a revised zoning map. In addition, other minor changes to the LUDR affecting “land use” attributes of the environment are as follows: • Mixed-use and housing options (single family, multi-family, accessory units and adult family homes) are added as permitted uses in the BMS SD-CMU district (affecting the Badger Mountain Station area). • Minor changes to the placement and height of fences • Alternations to the signage standards. Open Space - At its completion Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites. The LUDR amendment includes the addition of “other open space” to	None

	the types of open space that can be permitting, allow for other uses such as grape growing or storm water facility needs. The changes do not change the impacts to the environment previously identified and analyzed in the FSEIS because (1) there are no impacts to critical areas, (2) the entitlement for the development (number of housing units allowed and the resulting population increase) is unchanged, (3) impacts from the increased population, such as demands for school facilities and other impacts to public services, were already contemplated and included as mitigation requirements.	
Transportation	New specifications for various transportation facilities are proposed, to generally align with the City's adopted standards. The specifications and requirements further ensure that adequately sized roads, curb, gutter and sidewalk are provided. Mitigation requirements and mitigation triggers (i.e. the number of trips or specific changes to level of service) remain unchanged.	None
Public Services and Utilities	The LUDR's <i>Illustrative Neighborhood Development Plan</i> (Figure 7.D) is updated and shows the future locations for an electrical substation, a future fire station as well as future school and park sites. However, there are no changes to such locations. There are no changes to impacts that would alter or change the previous determination of impacts to the public services and utilities.	None
Carbon Footprint	The LUDR continues to guide and control development at Badger Mountain South and will continue to provide for the specific measures listed in the FSEIS for carbon sequestration and reduction of carbon emissions.	None

Conclusion

This EIS Addendum fulfills the environmental review requirements for the proposed LUDR adoption. The impacts of the proposal are within the range of impacts disclosed and evaluated in the FSEIS; no new probable significant adverse environmental impacts have been identified. Therefore, issuance of this EIS Addendum is the appropriate course of action.

Document Distribution

In accordance with WAC 197-11-625, if an addendum to a FEIS is prepared prior to any agency decision on a proposal, the addendum shall be circulated to the recipients of the FEIS.

Exhibit D

Stevens, Mike

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Monday, December 27, 2021 2:56 PM
To: Stevens, Mike
Subject: City of Richland - Expedited Review Request Granted for Submittal ID: 2021-S-3474

Dear Mr. Stevens,

Your request for an Expedited Review has been granted for: Amend the Badger Mountain South Land Use & Development Regulations (LUDR).

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact William Simpson at (509) 280-3602 or by email at william.simpson@commerce.wa.gov.

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at <https://www.commerce.wa.gov/serving-communities/growth-management/washington-department-of-commerce-growth-management-submitting-materials/>.

Sincerely,

Review Team  
Growth Management Services





STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

12/09/2021

Mr. Mike Stevens  
Planning Manager  
City of Richland  
505 Swift Boulevard  
Post Office Box 190  
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2021-S-3474--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**Amend the Badger Mountain South Land Use & Development Regulations (LUDR).**

We received your submittal on 12/09/2021 and processed it with the Submittal ID 2021-S-3474. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 02/07/2022.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call William Simpson, (509) 280-3602.

Sincerely,

Review Team  
Growth Management Services



# Department of Commerce

## Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

|                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Jurisdiction Name:</b>                                                                                                                                                                                                                                                                                                                                                                     | City of Richland – Development Services Dept.                                                                                                                                                                                                                                                                                                                                         |
| <b>2. Select Submittal Type:</b><br>Select the Type of Submittal listed.<br>(Select One Only)                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> <b>60-Day Notice</b> of Intent to Adopt Amendment.<br><input checked="" type="checkbox"/> <b>Request of Expedited Review</b> / Notice of Intent to Adopt Amendment.<br><input type="checkbox"/> <b>Supplemental Submittal</b> for existing Notice of Intent to Adopt Amendment.<br><input type="checkbox"/> <b>Notice of Final Adoption</b> of Amendment.    |
| <b>3. Amendment Type:</b><br>Select Type of Amendment listed.<br>(Select One Only)                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> <b>Comprehensive Plan</b> Amendment.<br><input checked="" type="checkbox"/> <b>Development Regulation</b> Amendment.<br><input type="checkbox"/> <b>Critical Areas Ordinance</b> Amendment.<br><input type="checkbox"/> <b>Combined Comprehensive and Development Regulation</b> Amendments.<br><input type="checkbox"/> <b>Countywide Planning Policy</b> . |
| <b>4. Description</b><br>Enter a brief description of the amendment.<br><br>Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting.<br><br>Examples: “ <i>Proposed comprehensive plan amendment for the GMA periodic update.</i> ” or “ <i>Adopted Ordinance 123, adoption amendment to the sign code.</i> ”<br><b>(Maximum 400 characters).</b> | Proposed amendment to the Badger Mountain South Land Use & Development Regulations which are adopted as Exhibit C to the Master Agreement between the City of Richland and Nor Am Investment, LLC regarding the Planned Unit Development community known as Badger Mountain South.                                                                                                    |



## Department of Commerce

|                                                                                                                                                       |                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?</b>                        | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No                                                                      |
| <b>6. Proposed Dates:</b><br>Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission. | <b>Planning Commission: January 26, 2022</b><br><b>City Council: February 15, 2022</b><br><b>Proposed / Date of Adoption: March 1, 2022</b> |
| <b>7. Contact Information:</b>                                                                                                                        |                                                                                                                                             |
| A. Prefix/Salutation:<br>(Examples: "Mr.", "Ms.", or "The Honorable" (elected official))                                                              | Mr.                                                                                                                                         |
| B. Name:                                                                                                                                              | Mike Stevens                                                                                                                                |
| C. Title:                                                                                                                                             | Planning Manager                                                                                                                            |
| D. Email:                                                                                                                                             | <a href="mailto:mstevens@ci.richland.wa.us">mstevens@ci.richland.wa.us</a>                                                                  |
| E. Work Phone:                                                                                                                                        | (509)942-7596                                                                                                                               |
| F. Cell/Mobile Phone: (optional)                                                                                                                      |                                                                                                                                             |
| <b>Consultant Information:</b>                                                                                                                        |                                                                                                                                             |
| G. Is this person a consultant?                                                                                                                       | <input type="checkbox"/> Yes                                                                                                                |
| H. Consulting Firm name?                                                                                                                              |                                                                                                                                             |
| <b>8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?</b>                                         | <input type="checkbox"/> Yes                                                                                                                |

**REQUIRED:** Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Questions? Call the review team at (509) 725-3066.





## **CITY OF RICHLAND NOTICE OF PUBLIC HEARING (CA2021-108)**

Notice is hereby given that pursuant to RMC Section 19.20, the Richland Planning Commission will conduct a virtual public hearing and review of application CA2021-108 at 6:00 p.m., January 26, 2022. All interested parties are invited to attend and present testimony at the virtual public hearing. Those individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

**Project Description:** AHBL, Inc. on behalf of Nor Am, Inc. is proposing various amendments to the Land Use & Development Regulations (LUDR), which act as the zoning regulations for the Badger Mountain South Planned Unit Development residential community.

**Public Comments:** Any person desiring to express their views or to be notified of any decisions pertaining to the Land Use & Development Regulations amendments should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Friday, January 24, 2022 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

The proposed amendments to the Land Use & Development Regulations can be found by visiting the City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us). Copies of the staff report and staff recommendation can also be found by visiting the City of Richland website beginning Thursday, January 20, 2022.

**Environmental Review:** The proposal is subject to environmental review. The City reviewed the proposed project for probable adverse environmental impacts under the State Environmental Policy Act (SEPA). On December 9, 2021 the City issued an Addendum to the Final Supplemental Environmental Impact Statement (FEIS) adopted by City Council on July 20, 2010 and issued by the City of Richland on August 23, 2010. Pursuant to WAC 197-11-502 (8)(c) there is no comment period for this addendum.

## Stevens, Mike

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**From:** Agnes Strasser <astrasser579@gmail.com>  
**Sent:** Monday, January 17, 2022 4:00 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021 - 108

MMr. Stevens,

We carefully picked Badger Mountain South for our new home when we moved back to the Tri-Cities in 2015. This development was a delightful surprise offering a sustainable environment with geo thermal heat, open spaces, easy access to specialty retail shops and a Wine Village with the Country Mercantile as an anchor - all adjacent to Badger Mountain.

We researched this development, met with the city planner and felt that we had found a special place to live, as well as making a good investment. It appeared that the City of Richland would be our ally, protect our investment and their own investment as they could look forward to continuing tax revenue from the retail business district and the Wine Village.

We want to enjoy our development and protect our environment by keeping the original LUDR's. We don't want to cover every square inch with housing to satisfy some developer and loose over 200 acres of open space by substituting storm retention ponds for open space and parks. These open spaces and parks all contribute to the family friendly nature of BMS, as does the proposed Kadlec facility. We want a retail business district, walking paths, lunch at the Mercantile, the Wine Village, in other words, what we were promised.

It's probably not common knowledge that some of the walking trails, like the ones on the east side of Parkview Avenue, have already been eliminated and deeded over to the adjacent property owners because the developer didn't want to pay Badger Mountain Irrigation to water the street trees. Who knows what else the developer has done or proposed? Apparently there was a mention of compensating (bribing?) home owners on Vineyard Lane for changes in their area, but changes in one part of BMS impact us all.

Please don't let NorAm change more of the LUDR's by offering mitigation measures that circumvent the original LUDR 's and change our development - the rules shouldn't be changed after the developer has our money. Let's play fair.

Sincerely,  
Agnes Scales Strasser  
2302 Parkview Avenue  
Richland, WA  
99352-4590

Sent from my iPad

## Stevens, Mike

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**From:** Alan Atkins <alan.b.atkins@gmail.com>  
**Sent:** Sunday, January 16, 2022 7:06 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hello,

My name is Alan Atkins, and I reside with my family at 4594 Vineyard Estate Lane.

My wife, Amanda Helmann, purchased the lot in Badger Mountain South based on the plan that was promoted in 2016. That marketing stated there would be a wine village (with restaurants and tasting rooms), large parks, an elementary school, and walking trails along with a potential medical complex.

We are active people, who hike Badger Mountain regularly with our 2 year old daughter and German Shepherd. It's disappointing that we don't have any walking trails that link up with Badger. It's also been disappointing that none of the restaurants or other commercial development have occurred after the promises that brought us here.

I think for us and many others, the final straw would be removing land designated as open space in the LUDR and trying to slam as many houses as possible in the area, without thinking about the quality of life that was promised to people who have already invested years here. We were looking forward to taking our daughter to a park that rivaled Howard Amon in size, and now we're finding out that they're attempting to credit drainage basins as "open space" to avoid building the promised parks.

Please consider the people that spent money and time in this area based on the original LUDR. This is starting to feel more and more like a bait and switch to us, and creating more cynicism in a climate that could really use some truth, transparency, and consideration. I appreciate you taking the time to read this comment.

Best Regards,

Alan Atkins  
(509) 308-2245



## Stevens, Mike

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**From:** Andrea Brown <andrealangbrown@gmail.com>  
**Sent:** Monday, January 17, 2022 10:01 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Dear Commissioner Stevens,

I am writing in regard to proposed changes to the Land Use and Development Regulations for the Badger Mountain South Community. The proposed changes:

1. Threaten our business districts by adding more housing, without limitation.
2. Reduce our community's Open Space Acreage from 439 acres down to 187 acres.
3. Classify stormwater retention ponds as Open Space and parks.

As you know, on January 26th, the City Planning Commissioners will be meeting to discuss these proposed changes. For your consideration, I would like to add my voice in opposition of these proposed changes. Thank you, in advance, for your time and thoughtfulness on this matter.

As a resident of the Badger Mountain South Community, I feel concerned about what the future will hold if these changes go through. My husband and I chose to settle and raise our family here because of the original LUDR. We chose to build our home here as an investment in support of the growth of the planned community the original LUDR offered. We have two young children that will be ready to go to school, ride their bikes to visit friends, and independently explore their world before we blink. The business district and open spaces are so important to us because of the safety and balance a walkable and self-contained community allows our family to grow within and continue to invest in over time here.

Unlimited housing, decreasing open space acreage, and relying on stormwater retention ponds as open space all compromise the safety and balance our family will experience here. The proposed changes directly jeopardize the integrity of this community by eliminating the mix of homes, open space, and retail district that would provide a safe and balanced environment for our family.

Thank you, again, for your time and consideration. I do appreciate the opportunity to be heard as a concerned resident of the Badger Mountain South Community.

Take good care,

Andrea Brown

## Stevens, Mike

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**From:** Bennette Camacho-Sanner <bigcqs@gmail.com>  
**Sent:** Tuesday, January 18, 2022 12:39 AM  
**To:** Stevens, Mike  
**Subject:** Suggestions for the Park Plan vr

Mr. Steven's, please consider the following:

1. Please reconsider adding more homes. I am concerned about the influx of homes draining the water supply. There is the real possibility of too many homes draining the water reserves and hitting the water table.
2. Please rethink building the park as planned. Since September 2019 home construction has quadrupled, roads built; without local markets nearby. Demand is here but supplies and services are not readily available.
3. A park with a playground and a zip line makes sense. Children can use it and a zip line next to it allows parents to monitor their children.
4. A walking trail with benches, swings with a bench allows all including elderly, handicapped to use it as well
5. A dog park resolves a problem for dog owners to use sensibly. It creates peace of mind for our community.
6. Please put a stripe down Bella Coola with speed limit from both directions.
7. Fix the sign at the roundabout so people in cars/bikes get a reminder how to navigate it safely.
8. Speed limits need to be posted on all streets.
9. Children at play, 5 miles per hour, standard yellow need to be posted. In 2 years there have been too many near misses. Construction trucks/service vehicles drive too fast ! Example: Ruth Court is short and is used as a turnaround, it would be better if they drove south on Morris to turnaround.
10. Construction sites need large waste receptacles with lids, so winds won't disperse unsightly trash all over! One of the attractions to building here is an HOA which would keep this community clean and beautiful to live in.
11. Post guidelines of tumbleweed, snow plowing, labeling trash cans, in case they get blown down the street, Irrigation maintenance, police, fire & service booklet, emergency procedures in case of wildfire, power outage, water outage, road closure [alternate routes] tornado? Flash Flood? Gas leak?
12. A strip mall is important especially since we can't procure certain products. It is discouraging to read that development of homes is the focus. I have already heard some folks want to leave town.

How about pursuing Ziply? I talked to the folks installing lines around, just not here? Why? Faster service, reasonable rates...

Cleaning empty lots of tumbleweeds, trash so it won't look like a dump.

I ask what would visitors see that we have and would leave them with a lasting impression. I prefer not to think that this would not be the comment: "oh, it's just a bunch of houses, rather "oh, Badger Mtn has a winery, a tasting room, a gas

station, a car wash, a Country Mercantile within walking distance, a supermarket, a cleaner/laundromat, a shoe store, sports store, a state of the art Park for all ages!

Mrs. Bernadita Sanner  
Ruth Court  
West Village



## Stevens, Mike

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**From:** Brenda Bergman <brendabergman75@yahoo.com>  
**Sent:** Monday, January 17, 2022 4:09 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello Mr. Stevens,

My name is Brenda Bergman and I am a resident of West Vineyard HOA, building my home back in 2017. I am very concerned with how the changes in the master plan have happened since I first starting building. The following are the major concerns I have:

1. Lessening of the community park areas. Our community park is already being vandalized by kids that are not being supervised by their parents, people driving in from other areas, or coming from the Country Mercantile. Seems that they have no obligation to it and therefore don't take any pride in it. I have asked people to be more respectful when I see them breaking branches off the trees, letting their dogs do their business and not picking up, skateboarding on the play equipment, using the tables as rec are. This will no doubt get worse as the community grows.
2. More housing and less open space is a concern. I live on Ava Way and the traffic has increased exponentially. I have seen large 18 wheelers parking over night on Ava Way making it into a one way street and have watched as the contractors and suppliers speed up and down the street as kids are trying to cross the street for school, etc. It is concerning that with the houses we have now the traffic is becoming an issue and there are no speed signs, monitoring by the police department, no street stripping and still only one way in and out. All the signs of a smaller community as it is allowed to develop like a large community.
3. We were sold on "live and shop in Badger South" a walkable sustainable community that we could grow old enjoying. It seems like the plan is to pack in as many houses as possible instead of the amenities we were sold on.

I hope you will consider what we were promised and what is trying to be changed. Is the City of Richland just looking at the increased tax revenue - I hope not.

Sincerely,  
Brenda Bergman  
4712 Ava Way  
Richland, WA

## Stevens, Mike

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**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>  
**Sent:** Sunday, January 16, 2022 7:34 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

My name is Briant Charboneau and I live in the Badger Mountain South (4655 Highview St., Richland).

There were many things in the Badger Mountain South plan that significantly influenced us in buying in this development.

These include:

- 1) The required open spaces and parks,
- 2) the wine village, and
- 3) a walkable, sustainable community.

The wine village was a big part of the sale pitch to the people interested in buying a house in the development. I think the developers should be prohibited from changing the plan now that so many homes have been built based upon that promise.

Storm drain areas are not a place for children to play. They should not be included in the open space acreage commitment. We need to have the parks in the original plan that was used to sell the lots and homes.

**Stevens, Mike**

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**From:** Bryan Beckstrom <beckstrom12@gmail.com>  
**Sent:** Sunday, January 16, 2022 9:20 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Dear Mr. Stevens,

My wife and I bought our home in this community due to the promises that were made that it would be a sustainable and beautiful community. The planned changes would damage the ability of the community to thrive and it would hurt the specialized retail locations and other potential businesses. Please take action and ensure that what was originally promised is upheld and executed. Thank you for your time and consideration.

Best regards,

Bryan Beckstrom



## Stevens, Mike

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**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>  
**Sent:** Monday, January 17, 2022 9:46 PM  
**To:** Stevens, Mike  
**Subject:** Fwd: Public Comment CA2021-108

Here is some additional information when considering storm ponds as open space, that is instead of parks.





Here are what the storm ponds look like. These are no place for kids to play.

Please do not allow ponds to be considered open spaces instead of parks.

Begin forwarded message:

**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>

**Date:** January 16, 2022 at 7:34:17 PM PST

**To:** mstevens@ci.richland.wa.us

**Subject: Public Comment CA2021-108**

My name is Briant Charboneau and I live in the Badger Mountain South (4655 Highview St., Richland).

There were many things in the Badger Mountain South plan that significantly influenced us in buying in this development.

These include:

- 1) The required open spaces and parks,
- 2) the wine village, and
- 3) a walkable, sustainable community.

The wine village was a big part of the sale pitch to the people interested in buying a house in the development. I think the developers should be prohibited from changing the plan now that so many homes have been built based upon that promise.

Storm drain areas are not a place for children to play. They should not be included in the open space acreage commitment. We need to have the parks in the original plan that was used to sell the lots and homes.



## Stevens, Mike

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**From:** Carl Sarrazolla <csarrazo@tivera.com>  
**Sent:** Saturday, January 15, 2022 3:29 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Mike Stevens:

When we purchased our home back in 2016 in the new community of West Vineyards in the Badge Mountain South subdivision, we were shown pictures and promises of a future commercial district where we could walk to wine themed stores and restaurants, enjoy acres of both city and community parks as well as walking trails and other amenities. We also knew that the construction of those entities would take some time and we have been patient. Now the community is built out to a degree where it would be able to sustain a commercial district, but to date we have nothing more than a gas station and the Country Mercantile.

Now it appears the developers want to back away from the original plans with the changes to the LUDRs. Our neighborhood, West Vineyard is the only one with a community park. The newer areas in West Village and Goose Ridge estates have nothing more than a bunch of houses and some retention ponds. While some of those are landscaped, they in no way represent a park. There are no playgrounds, benches, water fountains or other amenities. As a result, quite a few residents from these other communities come to our park. And while the park is open to the residents of the whole Badger Mountain Subdivision, the residents of West Vineyard are the only ones paying for it's upkeep, taxes and utilities. The changes to the LUDRs on what constitutes open space, will adversely affect the residents of our neighborhood as it means the other areas can get away without providing park space with facilities.

Further, I am concerned about the proposed usage changes to the portion of BMS on either side of AVA Way along Dallas Road. All of that in the current LUDR is targeted as commercial. The revision change that to mixed residential and commercial and that goes against what we were told that area would be used for. Not only would more homes there increase traffic, but where's the commercial developments we were promised? The closest grocery store for us is the Yokes in West Richland or we have to drive into town to get to Fred Meyer or Safeway. Restaurants or bars? Again West Richland is the closest or drive over to Queensgate for a selection of fast food or family eateries.

We see no reason for the proposed changes other than to line the pockets of developers. Not only will the residents lose out, but if there are no commercial services, stores, bars, etc. built as originally planned, the city will lose out on the potential revenue as we will continue to go to places in West Richland and Kennewick. Please vote against the proposed changes.

Sincerely,

Carl Sarrazolla  
4454 Corvina St, Richland WA 99352

## Stevens, Mike

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**From:** Chelsea Klicker <chelseaklicker@gmail.com>  
**Sent:** Monday, January 17, 2022 7:55 AM  
**To:** Stevens, Mike  
**Subject:** Re: Public Comment LUDR Amendments CA2021-108

Apologies forgot to sign it. Chelsea Klicker. 4435 Highview St, Richland, Wa 99352

Sent from my iPhone

On Jan 16, 2022, at 11:42 PM, Chelsea Klicker <chelseaklicker@gmail.com> wrote:

To whom it may concern,

I recently purchased a home in the Badger Mountain South area this past May. My husband and I have two small children and we will likely have a few more. Part of what we loved about the vision of this community was the exciting potential of this area NOT just being ANOTHER SUBDIVISION.

My children, current or future, will one day be able to attend school here, run and roam on the trails, play outside and meet friends for lunch or shopping when they become teenagers, all within a few blocks of our home. This can only happen if the vision isn't chipped away at piece by piece.

Some of the amendments in the LUDR proposed by Nor Am are a chipping away of the things we were sold on in this area. There are three major areas that concern us as homeowners. The proposed LUDR reduces our community's Open Space Acreage from 439 acres down to 187 acres. That's a 73% reduction. And this isn't the first time a reduction has been made. Furthermore, the proposed amendments classify storm water retention ponds as Open Space and parks. So now, of the possibly 187 acres that remain, many of those acres will be completely unusable space for our children and community. Which is a further reduction to the initial 73%. When will it stop? Additionally, the developer wants to add residential zoning to the ONLY business district in this entire subarea plan. That creates the possibility that this business district will never be built.

What then? No space to play. No space to shop or eat. No special spots to share with my friends and family who come to visit. A master plan that touted it unique vision to elevate the City or Richland crumbles to rows and rows of housing, just like everywhere else. What's left? A bunch of disgruntled residents who don't believe in a City who wouldn't hold developers accountable.

The bottom line is these changes grant power to the developer to change their minds in favor of profit, while the people who live here suffer the bait and switch. The future we were promised can be reneged upon by small details on a sheet of paper.

I urge you to consider the long-term impact of these changes if amended in favor of Nor Am. I would also ask you to consider the fact that our community has come together around these issues. We have collaborated as neighbors to write our own proposed amendments because we live here and we care. The time and effort that has gone into this effort is not insignificant. Nor is the decision that you will make.

Thank you for your time.



## Stevens, Mike

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**From:** Chelsea Klicker <chelseaklicker@gmail.com>  
**Sent:** Sunday, January 16, 2022 11:43 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

To whom it may concern,

I recently purchased a home in the Badger Mountain South area this past May. My husband and I have two small children and we will likely have a few more. Part of what we loved about the vision of this community was the exciting potential of this area NOT just being ANOTHER SUBDIVISION.

My children, current or future, will one day be able to attend school here, run and roam on the trails, play outside and meet friends for lunch or shopping when they become teenagers, all within a few blocks of our home. This can only happen if the vision isn't chipped away at piece by piece.

Some of the amendments in the LUDR proposed by Nor Am are a chipping away of the things we were sold on in this area. There are three major areas that concern us as homeowners. The proposed LUDR reduces our community's Open Space Acreage from 439 acres down to 187 acres. That's a 73% reduction. And this isn't the first time a reduction has been made. Furthermore, the proposed amendments classify storm water retention ponds as Open Space and parks. So now, of the possibly 187 acres that remain, many of those acres will be completely unusable space for our children and community. Which is a further reduction to the initial 73%. When will it stop? Additionally, the developer wants to add residential zoning to the ONLY business district in this entire subarea plan. That creates the possibility that this business district will never be built.

What then? No space to play. No space to shop or eat. No special spots to share with my friends and family who come to visit. A master plan that touted its unique vision to elevate the City or Richland crumbles to rows and rows of housing, just like everywhere else. What's left? A bunch of disgruntled residents who don't believe in a City who wouldn't hold developers accountable.

The bottom line is these changes grant power to the developer to change their minds in favor of profit, while the people who live here suffer the bait and switch. The future we were promised can be reneged upon by small details on a sheet of paper.

I urge you to consider the long-term impact of these changes if amended in favor of Nor Am. I would also ask you to consider the fact that our community has come together around these issues. We have collaborated as neighbors to write our own proposed amendments because we live here and we care. The time and effort that has gone into this effort is not insignificant. Nor is the decision that you will make.

Thank you for your time.

## Stevens, Mike

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**From:** cherokee carrillo <cccarrillo5@gmail.com>  
**Sent:** Sunday, January 16, 2022 9:33 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Dear Mr. Stevens,

I am writing this letter as a concerned citizen of the Badger mountain south and its plan for a green open master planned community.

- We purchased our home here after doing thorough research of what the plan for this community was and that it shared our vision of having a place where we can grow and raise a family.
- The proposed changes in no way add to this original plan or benefit the citizens that reside here. The classifying of stormwater ponds will only detract on land/home values.
- Reducing the open space acreage by more than half completely contradicts the vision of an open sustainable community.
- Changing the business districts will cause unregulated housing without limitation.

As a citizen of this community I strongly urge you to fight for the citizens of badger mountain, and not corporations who are pushing these changes solely for profits. We were promised a vision by the developer and the City of Richland, and I ask you to keep that promise.

Best regards,

Cherokee Carrillo

**Stevens, Mike**

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**From:** Cheryl Esp <espcheryl@yahoo.com>  
**Sent:** Monday, January 17, 2022 1:39 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

To Whom It May Concern:

I am a home owner in West Vineyard and I would like to say the reason my husband and I bought our home here is because we wanted to get away from the traffic (after 50 years of asphalt jungle in Southern California) and live in the country. We were told there would be miles of walking trails and a huge park complex in the future. We enjoyed the apple orchards and vineyards that were around us when we purchased our home. Those are slowly going away. It would be nice to preserve some open space for future generations, letting them get out and enjoy the beautiful nature around them.

Right now we can hardly get out on Dallas Road because of all the traffic that is coming into this area.

Sincerely,  
Cheryl Espedal  
4458 Barbera St  
Richland, Wa 99352  
Sent from my iPad



## Stevens, Mike

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**From:** C. Mertin <cgmmmtm123@gmail.com>  
**Sent:** Sunday, January 16, 2022 5:15 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Dear Mr. Stevens,

My wife and I live at 4838 Ava Way in Badger Mountain South. We chose this location because we were excited to be a part of a thriving and vision focused development in Richland. We have shown the plans for development of our community to our friends and family knowing Richland is a forward thinking and family centered city. Richland continues to make good on its promises to provide a high quality way of life to every resident wherever they reside.

That's why I am hoping you understand that Badger Mountain South needs your attention. Please follow through with the vision. You did not waiver in your efforts to bring the Duportail Bridge into reality. Thank you! Please don't miss this opportunity to create something amazing on this south side Badger Mountain.

Thank you,  
Craig Miller

Sent from my iPhone Sent from my iPhone

**Stevens, Mike**

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**From:** Greg Smith <ge.smith@live.com>  
**Sent:** Sunday, January 16, 2022 6:50 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendment CA2021-108

Hi Mike,

I am a resident in West Vineyard which is part of the larger Badger Mountain South Communities. I built and moved to the neighborhood in 2015 when the community was just starting to rapidly grow and was promised a lot on how the future community would look. While I love the area the developer has not always upheld what had been previous promised when we purchased the property. I am deeply concern about the attempt to change the LUDR and get rid of the business district/wine village that had been advertised. This future development was a big selling point and helps make this larger community more, open, walkable and sustainable by having these amenities accessible. I know Action for Badger Mountain South is working hard to protect the community and I hope we don't go forward with the changes proposed by the developer.

Thank you,  
Greg Smith

**Stevens, Mike**

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**From:** Daimon Parker <dparkersmail@yahoo.com>  
**Sent:** Saturday, January 15, 2022 8:31 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hi Mike,

Hope this message finds you well.

I'm a resident of the West Vineyard community in the Badger Mt. South area, and was wondering if the City Planning Commissioner's meeting on Wednesday, Jan 26th will be open for public attendance?

Thanks,

Daimon Parker

(551) 427-7625

*This email and any attachments are confidential, and intended for the sole use of the recipient & recipient's office. If you are not the intended recipient, please notify the sender immediately, and delete all copies of this message and any attachments. Thank you.*



Comments to the proposed modifications of the Badger Mountain South Land Use and Development Regulations.

Harvey R. Crowder, DVM, MS  
4466 Corvina Street  
Richland, WA 99352  
509.240.2697  
Hrcrowder1@me.com

Comments: My wife and I purchased our home in August 2019. We were excited about the potential of over the next 20 years of seeing a walkable mixed-use area with housing, commercial, and recreational facilities. We continue to look forward to that possibility. That said, while Badger Mountain South (BMS) is contiguous with the City of Richland, we must drive through Benton County and West Richland to get to most commercial facilities. Access the Dallas Road, the only road out of the area is restricted by stop sign only access at poorly lighted intersections. A major connector, Trowbridge Blvd is currently only accessible to West Village, the area beyond Bella Coola being blocked despite the appearance of completion to Sol Duc Street. Because of street design heavy construction traffic uses congested neighborhood streets, particularly Highview and Corvina Streets, to bring equipment, supplies, and workers to job sites, that will only continue with the proposed platting of East Garden. While I understand that commercial development will only proceed when there is an adequate population to support it, allowing limited housing in areas designated for commercial development will not appreciably accelerate commercial development. The developer needs to complete major street infrastructure to support housing development while keeping the intention of residential development with supporting commercial development in the long term.

1.B PURPOSE

PAGE 1-2 1.B d. The posed conversion of Corvina Street from a neighborhood street to a collector routes most of the traffic from both West Vineyard and East Garden through a congested neighborhood with a neighbor park. (See 1.E, ILLUSTRATIVE PLAN OF BADGER MOUNTAIN SOUTH) The proposal for East Garden calls for traffic calming measures on Corvina Street in East Garden but not in West Vineyard with traffic speeds often exceeding the designated speed limit of 25 miles per hour. When requested for traffic calming measures for Ava Way to help protect children from the heavy construction traffic a street engineer for the City of Richland suggested we direct children away from the Ava Way Collector to the park that will now be subject to continued heavy traffic with no traffic calming measures for Ava Way or Corvina Street. SUGGESTION. Corvina Street NOT be designated as a Collector but that the Developer be directed to complete Trowbridge Boulevard to Gage Blvd to act as the major collector for West Vineyard, East Garden, and Badger Mountain Station.

Page 2-2 2.A INTRODUCTION

Changes map which seems to designate Highview Street to Corvina Street as a collector, see prior comments on designating Corvina as a Collector.

SPECIAL DISTRICT LEGEND. Adds "and may include housing" to BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C). While additional housing is needed in the Tri-cities the Developer has already tried to develop housing in the BMS-SD-SR: SPECIALTY RETAIL DISTRICT which has been put in abeyance by the city's hearing examiner. SUGGESTION: If this designation is approved recommend that the requirement that any housing be required to have only commercial retail on the first floor of each building.

#### Page 5-3 1. DESCRIPTION – LOCAL PARKS

1.a. Definition. Requires at least one Local Park within each BMS residential neighborhood. COMMENT: No local park designated for West Village in the illustration in 5.B.

#### Page 5-4 DESCRIPTION – OTHER OPEN SPACE

This addition to the LUDR proposes to add Storm Water Collection facilities to be allowed to count for usable open space. This addition will allow these attractive nuisances which are required to be placed to minimize damage to the environment and, if not maintained, to be a further distraction to the intent to provide usable open space for our dense neighborhoods. One can point to the facilities at Ava Way & Meritage and Corvina & Malbec as current examples of the lack of use and unattractiveness of these storm water facilities. Additionally, other storm water facilities in Goose Ridge fill with water and debris and will remain not usable by the residents for extended periods of time. COMMENT: Recommend that stormwater facilities not be allowed to be counted as open space for the purpose of BMS.

#### Page 6-2 6.B REGULATING PLAN FOR STREETS

Corvina Street is shown as a Collector from Malbec through to Gage Blvd. This provides routing for most traffic from East Garden, through Goose Ridge and West Vineyard through dense neighborhoods with on-street parking, limited sight distances, and high recreational use by children. COMMENT: Remove Corvina Street as a collector and require developer to complete and open Trowbridge Blvd and designate Meritage, Malbec, Sol Duc and currently undesignated collectors to route traffic out of dense neighborhoods.

Page 13-4 13.B SIGNAGE 2.ii. Inconsistency with Page 13-3 2e2(i). States 20 vs 24 ft sign height.

Very respectfully

A handwritten signature in blue ink, appearing to read 'Harvey R. Crowder', with a long horizontal flourish extending to the right.

Harvey R. Crowder, DVM, MS

## Stevens, Mike

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**From:** Heather Barber <lfb12@aol.com>  
**Sent:** Sunday, January 16, 2022 8:45 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello,

Thank you for taking the time to hear the public opinion from a resident of Badger Mountain South. My name is Heather Barber and I live at 4432 Highview St in the first phase of Badger Mountain South. As residents, we strongly disagree with the changes proposed to our community. My husband and I were the second home in this development and we don't plan on leaving. These changes to not go along with our reasons for buying into this community. The proposed reduction in open space significantly reduces the original plan of buying a home next to parks and walking trails. We are disappointed that there is only one park so far in our community when so much land was reserved for this type of thing. We also bought because of the wine village and definitely don't want it replaced by more housing. We were sold on a walkable and sustainable community and removing the business districts to add more housing would eliminate this master plan. Please consider the voices of the residents who already live here and who were promised a different kind of community when we made the big life decision to move here.

Thank you,

Heather Barber

Sent from my iPhone



**Stevens, Mike**

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**From:** Ivan <ibolan24@yahoo.com>  
**Sent:** Saturday, January 15, 2022 4:37 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108"

Mike,

I would like let you know that the proposed changes to the badger mountain south community go against everything I was presented and promised when I built my house here because these changes:

1. Threaten our business districts by adding more housing, without limitation.
2. Reduce our community's Open Space Acreage from 439 acres down to 187 acres.
3. Classify stormwater retention ponds as Open Space and parks.

Please do what you can to reject these changes.

Respectfully,

-Ivan

## Stevens, Mike

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**From:** Jessica Crudup <jessica.crudup@gmail.com>  
**Sent:** Monday, January 17, 2022 9:31 AM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello,

My name is Jessica Crudup and I own and live at 2570 Morris Ave., Richland. I'm writing to let you know that I do not want to see the developer make changes to the LUDR that was in effect when we purchased our home. I particularly don't want to see the reduction of green space. I look forward to seeing the new park take shape that will border Bella Coola. However, with that new park comes addition foot traffic. Bella Coola is currently unsafe, it is used as a race track 24 hours a day. My household has called 911 multiple times to report racing in the middle of the night. I think speed humps would be a good idea, similar to the speed humps by Claybell Park in South Richland.

Thank you for you time!

Sincerely,

Jessica Crudup  
2570 Morris Ave.  
Richland, WA 99352  
509-386-7080

## Stevens, Mike

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**From:** J N <tricityspirit99@gmail.com>  
**Sent:** Sunday, January 16, 2022 5:49 PM  
**To:** Stevens, Mike  
**Subject:** West Vineyards Badger Mountain South

My name is Joe Nuñez and I was one of the first residents to move into this development more than six years ago. I reside at 4860 Corvina Street. I have been disappointed with all the developments that have been occurring since I moved here.

There is no wine village. No amphitheater, no fire station. No parks except for my HOA's private park. This idea of including drainage areas as open space is ridiculous.

Traffic on Dallas Road continues to become more and more dangerous. Those new "bike lanes" are ridiculous as well. Basically you guys laid down a fiber optic cable and painted lines on Dallas road but didn't widen it. It is a hazard for bicyclists and a liability for drivers and the city and county.

Don't do things half ass as they did in Pasco which is why I chose to move to Richland 6 years ago.

Joe Nuñez  
509-727-6585



**Stevens, Mike**

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**From:** Jonathan Hoekema <jonathanhoekema@gmail.com>  
**Sent:** Saturday, January 15, 2022 12:33 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Mike,

I'm a home owner in Badger Mountain South. My address is 4535 Barbera Street. I bought into this neighborhood because it was suppose to be full of open spaces and have shopping and retail incorporated into the neighborhood, a rarity in new developments. Now the developer wants to remove some of the retail zoned areas to add more housing and reduce the open spaces. This is the opposite of what I wanted to buy into. Please consider all of us who have invested in this neighborhood based on the original plan. The original plan is truly unique in our area and will long-term make our neighborhood a unique asset to Richland.

-Jonathan

## Stevens, Mike

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**From:** Kelly Knurbein <kelylynn1@yahoo.com>  
**Sent:** Monday, January 17, 2022 6:38 AM  
**To:** Stevens, Mike  
**Subject:** Public comment CA2021-108

Good afternoon,

My name is Kelly Knurbein, and with my husband, we own, and reside at 5001 Smitty Dr.. We are in the West Village development of Badger Mountain South. We wanted to express our concerns over the proposed development changes in Badger Mountain South..

My husband and I decided to purchase a home in the area based on the concepts that were presented to us by the developer, advertisements utilized, and the representatives of the developer. We were promised the idea of a walkable and sustainable community. There were signs placed up and down the streets of Dallas and Ava about all of the reasons we would want to build and live in this development. We were promised an aesthetically pleasing development due to the stringent restrictions of the neighborhood. As time went on in deciding of building in the area, some of the restrictions were loosened. Now a few years into being here we have the issue of the whole living idea changed.

We moved to Badger with being told of the future wine village to be built in the area with with specialty retail shops to be included. The promise of a walkable/sustainable neighborhood was dangled like bait. A place to have for our family to grow across the lifespan. We were promised privately owned neighborhood parks, pocket parks, a large community park, tot lots, a dog park, specialty parks, a community garden and the list went on. We fell in the love with the idea of living in the midst of large open and natural spaces. We saved our money to buy the more expensive home with the ideas sold to us, sold our other home and thought we were building into a higher level of living than what we were already living in.

What we have found since moving to this development; the promises of the developer, were all only lies to sell us on an idea that was never going to come to fruition. We are still waiting on the development of essentially all that was promised. Where are our parks, where is the dog park,, where is the amphitheater? The wine village? Why do we live with all of the restrictions and HOA rules to follow certain standards that were established by developers, to only have NorAm, trying to back out of what was sold to our family and many others? All for them to cut out obligations they set out so they can make more money? We are also 100% certain that the drainage ditches do not count as my open space or would cause us to spend so much money to have a home in the midst of these drainage ditches counting as my open space. They are backing out of all that was promised, twisting the words of the contracts and development plan. We work hard for our money and pay to live in a nice home and we expect that to be in the area we were sold on. We do expect the developer to hold up to their end of the agreements and contracts that were signed when people came to this development.

Sincerely,

Kelly Knurbein and Stephen Sevall

## Stevens, Mike

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**From:** Kathleen Lawrence <kat@kathleenlawrence.com>  
**Sent:** Sunday, January 16, 2022 5:58 PM  
**To:** Stevens, Mike  
**Subject:** LUDR changes for West Vineyard

I am writing this from Hawaii where I am on vacation. I would not normally take a day from diving to take care of business at home, but that is what I am doing today because I believe this matter is so important in my community.

I live at 2274 Daphne Ave, Richland, WA 99352, across the street from the park in West Vineyard. I purchased my home in July of 2021.

As you know, the changes to the LUDR substantially reduce the open spaces in the subdivision. Some of those changes, like widening trails or reducing areas for horse trail riding may make sense and I understand why they were proposed. Other changes, like reducing park and open space in the neighborhood are harmful to the ambiance and character of the area.

Our lot sizes are generally very small. Mine, for instance is so small that I would not have purchased my home if I was dependent on my yard to keep a pet or provide play space for my grandchildren because there is not enough room for either. The park is right across the street from my home, which made it very appealing. I purchased my home in this area because the character of the neighborhood is one of common gathering spaces where neighbors can gather and use the space for activities that our small lots would prohibit. The park provides play space for children, a place to play with dogs, meet neighbors, walk safely, and have other types of neighborhood gatherings. To reduce the space for park and gathering purposes would be detrimental to the character of the neighborhood.

Additionally, the changes make Barbera St and Corvina St. primary ingress and egress to the area. Neither of these streets were created nor have the capacity for the kind of traffic they would need to handle without additional access points into the area. Making either of those streets a main arterial would completely change the character and safety of the neighborhood. Other access must be provided to keep the character and safety of West Vineyard.

As I noted earlier, I am not opposed to all of the changes in the LUDR, but think that reduction of park space and increasing traffic are two areas in particular that will be detrimental to my neighborhood. More consideration and neighborhood involvement needs to be considered before allowing for these revisions.

I would have more to say about other changes, but as I noted above, I am on vacation in Hawaii with no access to my notes and files regarding the LUDR.

Thank you for your consideration.

Kathleen M Lawrence, LMFT  
8350 W Grandridge Blvd, Suite 200, #201  
Kennewick, WA 99336  
509 942-9297  
[www.kathleenlawrence.com](http://www.kathleenlawrence.com)



January 14, 2022

Re: Public Hearing CA2021-108

Planning Commissioners,

Upon first read-through, these amendments seem benign and uneventful. They almost give the impression of being strictly editorial. The applicant even states “The changes are mostly minor in nature”. Please be aware this is definitively **not** the case.

I’ve spent dozens, if not hundreds, of hours analyzing the proposed changes. I’ve done this analysis because I truly care about this community. I’m fully invested in it. When I moved to Richland, I saw the Badger Mountain South marketing materials and knew that’s where I wanted to put down roots and raise my children. The vision was amazing. I truly want to see Badger Mountain South fulfil its promises and become the self-sustaining community we’ve been pledged.

But these amendments will take away many of those promises. They’ll materially impact my family as well as all other residents in Badger Mountain South. Richland Municipal Code 19.90.030 says amendments must promote public welfare and be consistent with other portions of the comprehensive plan. That’s not what’s happening here. Applying that criterion to the proposed amendments, I generated the following summary:

| Beneficial to Existing Homeowners and Does Meet Amendment Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Detrimental to Existing Homeowners and Doesn’t Meet Amendment Requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"><li>1. Allowing Appurtenant Structures. (Sheds, covered patios, pergolas)</li><li>2. Increased width of 16FT Streets to 20Ft.</li><li>3. Fixed grammatical and layout issues in the LUDR so it’s easier for everyone to understand.</li><li>4. Increased width of 12FT Streets to 20Ft. (Parking goes from both sides to one side.)</li><li>5. Added bike lanes to major collector streets and minor arterial streets. (Also took away street parking on these streets, which is a downside, but I think this meets the requirements for promoting public health, safety and welfare.)</li></ol> | <ol style="list-style-type: none"><li>1. Changing what counts as “Open Space”, claiming storm water facilities and any other spaces they deem to be “Open Space” (with no set requirements) should count the same as parks and trails.</li><li>2. Reduced Open Space acreage by over 33%.</li><li>3. Reduced the minimum size requirement of all Urban and Primary Trails from 12’ to 10’.</li><li>4. Removed 10% minimum required multi-family housing in Neighborhood Collectors.</li><li>5. Removed Block Parks.</li><li>6. Permitting more housing types in the Commercial Mixed-Use zone, meaning less space for businesses.</li><li>7. Removed minimum size requirement of The Ravine.</li><li>8. Removed minimum size requirement of The Orchard Green.</li><li>9. Removed minimum size requirement of The Reserve.</li><li>10. Removed minimum size requirement of the path through The Ravine.</li><li>11. Removed minimum size requirement of the path through The Orchard Green.</li><li>12. Removed minimum size requirement of the path through The Ravine.</li><li>13. Removed the requirement for a 2’ soft shoulder on Primary Trails.</li><li>14. Removed the requirement to have Equestrian Trails. Reduced the minimum size requirement if one is built.</li></ol> |

As you can see, many of these proposed amendments take away many of the meaningful things that were supposed to make our community sustainable. Everything is at risk: places for our kids to play, spots for businesses to grow, affordable housing. If it was going to make Badger Mountain South more than just another suburban neighborhood, it's at risk of a serious downgrade. You have the power to help us. I urge you to question the intent of the changes and judge how these will promote public welfare. We need your help to ensure the community we've invested in isn't changed to a shell of its intended vision.

Sincerely,

Kevin Nicholson  
4717 Barbera St.  
Richland, WA 99352

## Stevens, Mike

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**From:** Chris Sittman <CSittman@kid.org>  
**Sent:** Tuesday, December 14, 2021 3:01 PM  
**To:** Stevens, Mike  
**Subject:** RE: Badger Mountain South Land Use & Development Regulations Amendments

KID has no comments regarding this proposal.

Sincerely,

**Chris D. Sittman**  
Engineering Dept./CAD Specialist  
Kennewick Irrigation District  
2015 S. Ely St.  
Kennewick, WA 99337  
Desk: 509-460-5435  
Cell: 509-873-1123

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**From:** Stevens, Mike <mstevens@CI.RICHLAND.WA.US>  
**Sent:** Thursday, December 9, 2021 11:29 AM  
**To:** Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Brennan, Alex <alex@futurewise.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey\_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine\_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <JMcShane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Jessica Lally, Yakama Nation <Jessica\_Lally@Yakama.com>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cichy, Ziply <joseph.cichy@ziply.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah\_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster



<99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Sarah Gates <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; T.S. "Max" Platts <PlattsT@wsdot.wa.gov>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

**Subject:** Badger Mountain South Land Use & Development Regulations Amendments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached to this email you will find a copy of the Notice of Application, FSEIS Addendum and draft amendments to the Badger Mountain South Land Use & Development Regulations (LUDR). Please review the proposed amendments contained within the LUDR and submit comments back to me by 5:00 PM, Friday, January 14, 2022.

Thank you,



**Mike Stevens**  
Planning Manager  
625 Swift Blvd., MS-35 | Richland, WA 99352  
(509) 942-7596

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*Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.*

## Stevens, Mike

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**From:** Melissa Kasper <melissakasper7@gmail.com>  
**Sent:** Sunday, January 16, 2022 8:43 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Hello,

My name is Melissa Kasper. We are closing on our new home in West Village next week that we started building a year ago. When we came to visit the area, we fell in love with the idea of a community where there would be everything from small shops, open spaces and multiple parks for our kids. We felt this would be a wonderful place to raise our kids in.

However, we were just made aware that the developer is trying to change this and now have high density condos instead. This saddens us and seems very unfair to people such as us who bought our homes knowing what would be here in the future and now finding out that it might never become what we were told. Had we been told the “truth” about what was to come, we may have considered building somewhere else.

Please reconsider these changes, they affect homeowners and families who chose to be here based on what is now proposed to change.

Thank you,  
The Kasper Family

## Stevens, Mike

---

**From:** Mike Richart <mike.richart23@gmail.com>  
**Sent:** Monday, January 17, 2022 2:42 PM  
**To:** Stevens, Mike  
**Cc:** Jennifer Hammons  
**Subject:** Public Comment CA2021-108

Mr. Stevens-

My name is Michael Richart. My wife Jennifer Richart and I reside at 4071 Corvina St. I am writing in regards to recent developer proposed changes to the Badger Mountain South LUDR. We moved to this residence in June of 2021, purchasing a home backing up to a green space/walking path. Having read through the Badger Mountain South documentation before purchasing this home, we were drawn to Badger Mountain South specifically for the walking paths and green spaces being placed throughout the community. The bonus of potentially having some small businesses in the future was also appealing to us since Badger Mountain South was billed as a walkable, sustainable community.

Now it appears the developer has proposed changes which drop the green space in Badger Mountain South from 300 acres to approximately 187 acres. In addition to cutting green spaces the developer would now like to classify and count stormwater runoff areas as green spaces. These drainage areas are not usable nor suitable for anything other than their intended purpose.

The developer has also proposed nothing but housing being built into the area earmarked to allow residential AND commercial use. Please do not take this as wanting to limit any additional housing being built. Our fear is allowing nothing but residential into this space will eliminate ANY future commercial development.

If these proposed changes are accepted, it leaves residents feeling like they were given a bait and switch. Please do not allow these changes to negatively impact future development within Badger Mountain South. Keep the green space requirement at 300 acres and require commercial development where it is intended.

Thank you for your time,  
Michael and Jennifer Richart



## Stevens, Mike

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**From:** Nancy <nlynch7@frontier.com>  
**Sent:** Sunday, January 16, 2022 8:56 PM  
**To:** Stevens, Mike  
**Subject:** PUBLIC COMMENT CA2021-108

Mike Stevens,

My name is Nancy Lynch.

I live at 4730 Corvina St. Richland, WA. 99352

West Vineyard - Badger Mountain South

I am writing to let you know I am beyond upset that there will be changes made to what we bought into when moving here. I moved to this area because of the open spaces, the parks and the trails that we were told would be put in. A wine tasting room and other small businesses. Which we have yet to see. How could you take away something that was ours when we moved here??!! A classic bait and switch. Get them in here then take away what was promised and put in writing. I moved here in April 2017 and was excited to see the community grow and hopefully get those things and become part of the beauty that Richland promised to us. Now it is a dream NOT coming true. I was told there would NOT be apartments when moving here. But even with the community telling the city no, it happened anyway. I thought Richland wanted to be known for a beautiful place to raise a family or retire to? The walkable sustainable community that was pushed on us to get us more excited about moving here. That was not the case. Why are you taking away our dreams? Of homes to come to after a day at work, a place to relax and enjoy with a walk or a snack in the park? To go on a walk with a neighbor. Some have moved away for that and other reasons. I was so looking forward to the open spaces and trails. The new businesses. I drive down my street to the very end and all I see are houses being built. Do you live in this area? Are you happy that they are taking away the reasons you moved here? Why are they doing this? If you don't live here then you have no idea how those of us feel. Please

consider this when deciding to change what we were told and the reasons we moved here. Please don't change something you know nothing about like we do because we live here. We want what was promised when purchasing our homes.

Please don't take away the reasons we moved here. You will be causing many to leave the area when they see they won't be getting what was told and in writing.

Thank you,

Nancy Lynch  
4730 Corvina St  
Richland, WA  
West Vineyard



## MEMORANDUM

### Public Works Department

To: Mike Stevens, Planning Manager

From: Carlo D'Alessandro, Transportation & Development Manager

Cc: Pete Rogalsky, Public Works Director  
John Deskins, Traffic Engineer  
Jason Reathafor, Engineering Tech IV

Date: January 14, 2022

Re: CA21021-108 BMS LUDR Referral Packet

The City of Richland Public Works Department has reviewed the FSEIS Addendum to the Badger Mountain South LUDR document. The following comments and changes need to be incorporated.

#### General Comments

- Update all maps to include all existing roads and preliminary plat layouts.
- Update maps to show appropriate alignment of the N/S collector road ("Road A" in South Orchard pre-plat) from Reata to Corvina.

#### Trails

- 5.I – Provide trail connectivity adjacent to road by extending trail from Bella Coola to Gage Blvd.
- 5.I – Provide trail connectivity between the south Gage trail and north Gage trail.
- 5.K – Retain 12-foot width for Urban Trail to match existing City standard detail.
- 5.K – Eliminate distinction between "Primary" trail and "City Primary" trail. We accept that this path type can be 10-feet of paved surface.
- There is discontinuity between Edge Types indicated in 6.A and trail type indicated in 5.I. Update the Edge treatment maps to reflect trail types chosen adjacent to streets.
- The trail map does not match the South Orchard preliminary plat layout.

#### Edge Types and ROW

- 6.A – There is opportunity at this stage to select the Edge Types for the BMS arterial and collector streets and indicate on the map provided. It can also be assumed that all local streets with residential frontage will be Edge Type A. This



should be indicated as the general approach where plats layouts are not yet shown on the map in 6.A.

- 6B.1D – The ROW line is the same as the matchline, but in the street sections (6.C thru 6.H) the Edge Type is included in the ROW width calculation.
- 6.C thru 6.H – Many of the ROW calculations are inaccurate when the Edge Type widths added.
- Please clarify what “½ ROW” is supposed to convey to the reader.
- It is Public Works general stance to include pedestrian facilities in the ROW when they are adjacent to a City street. ROW widths shall be adjusted to at least the back side of all paths or sidewalks, or meet existing city standards for ROW widths for road classifications, whichever is larger. For example, since most local street sections will be 36-feet from back of curb to back of curb with Edge Type “A” (including a 7-foot buffer space and 5-foot sidewalk on each side), the ROW width shall be 60-feet. Edge Types with a meandering path with varying buffer space adjacent to street shall also be included in ROW width per above. Secondary (soft surface) trails and equestrian trails are exempt from this comment.

#### Street Sections

- 6.A – Update map to apply 5-lane minor arterial to Dallas Road.
- 6.C – Add 12-foot two-way left turn lane. Increase bike lane widths to 6-feet. The 4-lane section as shown is not going to be used further. This five lane section will be used for Dallas Road widening. This results in 68-feet of pavement width. Width will remain at 68-feet with median.
- 6.C – Rename “4-lane arterial collector street” to “5-lane minor arterial street”.
- 6.D – Rename to “3-lane minor arterial” OR “3-lane major collector street”.
- 6.D – Design speed and posted speed shall be 30 mph.
- 6.D – Pavement width should be 46-feet. Width of median shall be 12-feet and keep road width at 46-feet.
- 6.E.1 – Rename to “2-lane minor arterial” OR “2-lane major collector street”
- 6.E.1 – Design speed shall be 30 mph. Posted speed shall be 25-30 mph.
- 6.E.1 – Pavement width is 34-feet. Width of median shall be 12-feet.
- 6.E.2 – Design speed shall be 30 mph.
- 6.F.1 Alternate – Rename to “Single frontage local street”
- 6.F.1 Alternate – Adjust cross-section to show 2-way traffic in 20-foot space.
- Pavement and road bed depths need to be included, and shall match City standard details for corresponding road classifications.

Let me know if you have any questions.

Thank you

## Stevens, Mike

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**From:** Russell Pfeiffer <rustynail86@hotmail.com>  
**Sent:** Sunday, January 16, 2022 6:31 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Mike,

I'm writing to you in regards to the changes that are trying to be implemented on behalf of NORAM in the Badger Mountain South area.

My wife and I looked all over Kennewick and Richland for a place to buy and or build back in 2016-2017. We had several places in mind that we found would be ideal to build our new home. One had more property. One had a much nicer unobstructed view. However, we found the Badger Mountain South community and decided that all the amenities parks, open spaces, trails, ability to walk thru and be part of a "Wine Village" with an amphitheater was a very refreshing idea and plan. We had recently immersed ourselves in the wine community and culture of the area and "are looking forward to walking to wineries, tasting rooms, and wineshops in the "Special Business District" devoted to this idea. We were sold on the idea of this wonderful place where we could do all this and live bordering a small boutique vineyard that would be bordering the "Special Business District". Frankly, we were quite excited.

Recently, to include the last 3 years, that dream keeps being threatened by the developers trying to change the area to include more homes. In fact, just recently, they were trying to replace the "Specialty Business District" with Townhomes and alter that area we were waiting to enjoy altogether. There used to be a billboard map of what was to be built in the area including the "Specialty Business District". Well after changes were proposed, that billboard was finally removed, but houses were still being sold and built with that sales pitch being used. I just looked and found that the BMS website was finally altered and not showing the "Wine Village" anymore; which had been shown for the last few years, still being used as a sales tool to get buyers and builders knowing full well, in my opinion, that they were going to try to make changes. I would say this has been rather fraudulent; but, I'm not an attorney so I won't go any further down that road.

As if this isn't bad enough, the developers promised 439 acres to be used as open space, parks, and trails that give a sense of room and places to run, bike, play, or just lay in the grass and read or picnic (like the pictures in the original advertisements). They have proposed taking away 252 of those acres that were promised and use them for more homes rather than what they were originally designed for. Put into perspective, that's like taking away 55+ football fields. That's borderline criminal when it was advertised that space was to be for other public usage. On top of that, of the 187 acres left for open space, they now want to use the drainage areas that collect water runoff as part of the open space; taking away trails and smaller park green areas that are supposed to be within a 3-block radius of any home in the Badger Mountain South community. I'm not sure about you, but most if not all the drainage areas I've ever been around are usually fenced off wanting to keep people away. Its also not where I would want my children to play for possible fear of injury on uneven ground.

All these and more changes have been proposed since I've built my home. I feel like I have been lied to and mislead by the developers; with them full well knowing they would be making these changes. If I had known about this from 2017, I would have purchased a lot and built in a completely different area.

As you can tell, I'm not happy about this and plead with you and the city to hold the developers accountable to the LUDR before anymore changes take place.

Thanks for reading my letter,

Rusty Pfeiffer  
4518 Vineyard Estate Lane  
Richland, WA 99352  
425-422-3320



## Stevens, Mike

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**From:** Ryan Wilcox <ryanwilcoxpx@gmail.com>  
**Sent:** Sunday, January 16, 2022 9:14 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hello Mr. Stevens,

Thank you for taking the time to read this email.

My wife and I are in the process of building our home in the Badger Mountain South area of Richland (2602 Rinas Rd.) and recently relocated to the area from Portland. One of the main reasons we chose to move our family here is because of the promise of having easy access to commercial and green space that was originally introduced to us as part of our builder presentation. Upon hearing that it's being proposed to limit those things in favor of more homes, we became concerned and frustrated. Truthfully, it feels like a bit of bait and switch to lure home buyers in with all the promised amenities (retail core, wine village, parks, equestrian trails, restaurants, walking paths), and then suddenly reduce all those promises and switch them for high density housing. That is not what we signed up for.

We have seen first hand what has happened to densely over-populated areas in the suburbs of Portland, and it is breaking our hearts that it might be happening to the neighborhood we will be moving into.

We fell in love with the idea of raising our 3 children in an area walkable to small businesses/restaurants and parks for them to play at. Please consider our plea to not let the developer have the unrestricted ability to build even more homes and take away one of the central reasons for us moving to this wonderful area of Washington.

Thank you for your time and attention to this matter, I know your time is limited.

Take Care,

Ryan and Tiffany Wilcox

Ryan Cell: 503.919.8616

Tiffany Cell: 503.919.1788

[RyanWilcoxPDX@gmail.com](mailto:RyanWilcoxPDX@gmail.com)

## Stevens, Mike

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**From:** Sigg, Daniel <dsigg@caltech.edu>  
**Sent:** Monday, January 17, 2022 2:32 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Public Comment CA2021-108:

Dear Mr. Stevens,

When I bought my house in the West Vineyard neighborhood back in 2016 one of the main reasons was the mix of open spaces and bike paths that was promised within the housing development. With the proposed changes to the Badger Mountain South Community plan this would be a great loss. I hate to see it gone or reduced to a few token items. I like our park a lot, and I want to see more.

Reducing the business district seems to go in the wrong direction as well. The Country Mercantile store has been a godsend for this neighborhood. I can't see how it alone would be sufficient to serve the community once the Badger Mountain block is fully developed. I was really looking forward to the wine village!

Not sure why these changes are proposed but they seem wrongheaded.

Regards,

Daniel Sigg  
2275 Camillia Ave  
Richland, WA 99352  
phone: 509 736 4047

Teresa Reents & Ken Hofstad  
2853 Sunshine Ridge Road  
Richland, WA 99352

1/16/2022

Richland Planning Commission  
c/o Mike Stevens  
Planning Manager  
City of Richland

[mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us)

RE: CA 2021-108 – Proposed Amendments to the Badger Mountain South Land Use & Development Regulations

Dear Planning Commissioners:

We are owners of property described as Tract C on the attached maps. We support the application submitted by Nor Am, Inc. for amendments to the Badger Mountain South Land Use and Development Regulations (LUDR) as they pertain to the removal of an open space tract, known as Tract C of the plat of Reata Ridge from the boundaries of the LUDR. Specifically, we support the proposed amendments to the LUDR found in Section 2.b. Regulating Plan for Land Use and Urban Form and Section 5.b the Illustrative plan for Civic Space Layout, both of which depict the removal of Tract C as an open space area. The attached map identifies the location of Tract C. Our reasons for supporting these amendments are summarized below:

**Reata Ridge is Not Part of Badger Mountain South and should not be treated as such.**

- A review of the LUDR maps clearly show that the lots within Reata Ridge are not included as part of Badger Mountain South.
- It makes little sense for Tract C to be a part of Badger Mountain South, when it is entirely surrounded by an existing development (Reata Ridge) that is excluded from Badger Mountain South.
- The Reata Ridge plat was developed apart from the Badger Mountain South LUDR regulations. It was developed under Benton County standards and was annexed into the City after the plat was finalized and many of the houses within the plat were already constructed.
- The housing types, street standards, lot sizes are all significantly different from Badger Mountain South neighborhoods and do not comply with LUDR standards. The result is that the appearance of the Reata Ridge neighborhood has more in common with other low density residential neighborhoods in Benton County than it does with Badger Mountain South.
- Reata Ridge is isolated from Badger Mountain South. There are no existing street or trail connections that link Reata Ridge together with Badger Mountain South.

**Reata Ridge was never intended to be a part of Badger Mountain South.**

- The Badger Mountain South Subarea Plan (2010) established “pedestrian sheds” for Badger Mountain South. These sheds were dispersed throughout the planning area and were intended to promote the concept of “walkability.” Page 35 of the plan included the following statement:

*In Badger Mountain South walkability is addressed by using the “5 minute walk” yardstick. Each neighborhood is designed to create multiple destinations within a five-minute walk for 75 percent of the future households.*

- Figure 4 from the plan (see attachment) graphically depicts pedestrian sheds throughout the Badger Mountain South community. Each shed included some amenity, such as a park, a school or a commercial center that was within easy walking distance of its adjacent residential neighborhoods. Figure 4 shows that Tract C was not included within a pedestrian shed. Furthermore, the majority of the lots within Reata Ridge are located outside any pedestrian shed. Reata Ridge was clearly intended to be excluded from and not a part of the proposed future development of Badger Mountain South.

**Despite its current LUDR designation as open space, Tract C is not identified anywhere in the LUDR as a location for future park or other open space improvements.**

- There are two planned City-owned parks planned for Badger Mountain South and both sites have already been identified. Tract C is not one of them.
- Both the Richland and Kennewick School Districts plan to build school facilities within Badger Mountain South in the future. These sites have been identified. Tract C is not one of them.
- Throughout Chapter 5 of the LUDR document, plans for the construction of trails and parks are detailed. However, there is no mention of any park or trail improvements identified for Tract C.
- The goals and policies set forth in the Badger Mountain South Sub Area Plan call for the retention of natural drainage areas to be reserved for wildlife habitat and open space (refer to Goal 1, Objectives 1.1 and 1.2). Tract C was originally designed to be part of a golf course, so the site was recontoured accordingly. Whatever natural drainage and wildlife habitat may have existed previously was eliminated long ago. Retention of Tract C as open space will not help to implement these policies.

**It would be unfair for Badger Mountain South Residents to be burdened with the cost of park maintenance on Tract C.**

- Badger Mountain South residents, through their Homeowners Association, will ultimately be responsible for the maintenance and upkeep of all private open space areas that do not fall under the ownership of either the City or a school district.
- Reata Ridge residents are not part of any Homeowners Association, so there is no mechanism for them to be assessed for the upkeep of open space on Tract C.
- If Tract C is maintained as open space, the burden for its upkeep will fall onto Badger Mountain South HOA, even though Tract C is far removed from any Badger Mountain South neighborhood and lacks any direct street or trail connection.

**The Residents of Reata Ridge do not want Tract C designated as open space.**

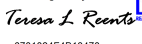
- In 2022, the Planning Commission will be presented with an application for a comprehensive plan amendment from residents of Reata Ridge petitioning that Tract C be classified as low density residential land, instead of open space.
- Tract C has been purchased by us, along with several neighboring property owners. Our intent is to expand our existing lots to provide individual landowners with privately owned open spaces.

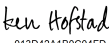


In conclusion, the LUDR requires numerous provisions for park and trail improvements to serve the residents of Badger Mountain South. The focus should be on improving these open spaces, not on forcing some open space requirements onto Tract C that would not benefit Badger Mountain South residents.

Thank you for your consideration.

Sincerely,

DocuSigned by:  
  
6781824F4B13478...  
Teresa Reents

DocuSigned by:  
  
013D42A1B0C04FD...  
Ken Hofstad

Excerpt from Badger  
Mountain South Subarea Plan



Attachment to Teresa Reents & Ken Hofstad  
Letter of Support for Removal of Tract C of  
Reata Ridge from LUDR.

## Stevens, Mike

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**From:** wesley brown <wes92479@gmail.com>  
**Sent:** Sunday, January 16, 2022 7:38 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment LUDR Amendments CA2021-108

Hello Mr. Stevens,

I'm a proud Richland business owner and resident in Badger Mountain South - West Vineyard community. I purchased my home in 2018 when the community was quite smaller than it is today. The pitch that was sold to my wife and I when purchasing was a wine district was soon to be developed, with small businesses within walking distance of our home. We're considered by many, at that time, to be living on the outskirts of town but with the proposed business district, it would eventually be a great place to live, eat, walk and play. We we're promised, hiking paths, equestrian trails, open fields, parks and a social presence with small boutique shops & restaurants.

With the new purposed changes to the Land Use & Development Regulations, this takes away most, if not all of what we were promised. Instead of a beautiful wine district, with family owned shops and restaurants, Nor Am Investments would like to erect high density condominiums. They would also like to change the definitions of "Open Space & Parks" to include the storm drains throughout our community, eliminating their responsibility of creating parks and open fields as stated in the current LUDR. The Open Space requirements go from 439 acres to 187. This will dramatically affect the quality of life out here and I'm asking on behalf of our community to continue with the current LUDR and not approve the changes proposed.

We need to hold Nor Am Investments accountable to the original plans they had for this community and not build homes on every available square foot because it's more profitable. Building a community is more than building homes. It's harvesting an area where kids and run and play. Where families can socialize at a small business or restaurant. Adults can soak up the greatest wines the Tri-Cities have to offer. A place that was pitched to us years before people wanted to live here. A place to be proud of.

Thank you for hearing my appeal.

Wesley Brown  
4704 Vineyard Estate Lane Richland

## Stevens, Mike

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**From:** William Strasser <wastrasser579@gmail.com>  
**Sent:** Monday, January 17, 2022 3:32 PM  
**To:** Stevens, Mike  
**Subject:** Public Comment CA2021-108

Mr. Stevens:

I am requesting that you please keep the Badger Mountain South Development as we were promised. My wife and I were one of the first to build on Barbera, I saw signs all over the area as to what was the future. I have watched the development grow to capacity and remain looking forward to the shopping district and parks as promised. I do not see nor hear of anything for the future. I see no signs where the schools, shopping areas, parks, and protection (fire and police rarely seen) are located. This looks like a grab of "We know what you need" developer's.

Reducing the open space is a no brainer, The children need more open spaces, not less. I would ask the public or city council to answer one very important question. "Would you permit your children or grandchildren in that storm pond water as open space?

I can not see how increasing the density of housing units while reducing the family friendly centered environment promised by the developer, city and county benefits anyone except the developer. I would like to ask who we do trust?" "JUST SAY NO" to the changes,

William Strasser  
2302 Parkview Ave  
Richland, WA  
99352



# CA2021-108: Badger Mountain South Land Use & Development Regulations Amendments

## Proposed Amendments and Arguments Against Other Parties' Proposed Amendments

ACTION 4 BADGER MOUNTAIN SOUTH  
LEAD AUTHOR: HEATHER NICHOLSON

## Action 4 Badger Mountain South Submittal Packet

### Table of Contents

|                                                                                                  |           |
|--------------------------------------------------------------------------------------------------|-----------|
| <b>A Personal Note From the Lead Author .....</b>                                                | <b>2</b>  |
| <b>Introduction.....</b>                                                                         | <b>6</b>  |
| <b>Proposed Amendment: Driver Feedback Signs .....</b>                                           | <b>8</b>  |
| <b>Proposed Amendment: Trash Cans Along Trails and Tracts, Dog Waste Bags .....</b>              | <b>10</b> |
| <b>Proposed Amendment: Fence Height.....</b>                                                     | <b>15</b> |
| <b>Proposed Amendment: Edit to ‘Shall’ for 3-Block Rule .....</b>                                | <b>17</b> |
| <b>Argument Against Nor Am Proposed Amendment: Other Open Space.....</b>                         | <b>19</b> |
| <b>Proposed Amendment: Addition of Open Space Definition and Standards .....</b>                 | <b>25</b> |
| <b>Proposed Amendment: Addition of Standards for Mini Parks .....</b>                            | <b>28</b> |
| <b>Argument Against Proposed Nor Am Amendment: Open Space Acreage at 187 Acres.....</b>          | <b>32</b> |
| <b>Argument Against Proposed Nor Am Amendment: Elimination of Minimum Required Acreage .....</b> | <b>36</b> |
| <b>Proposed Amendment: Specialty Districts.....</b>                                              | <b>39</b> |
| <b>Argument Against Proposed Nor Am Amendment: Minimum Required Multi Family Housing.....</b>    | <b>45</b> |
| <b>Proposed Amendment: Advance Notice of Amendment Changes.....</b>                              | <b>48</b> |
| <b>Appendix A4BMS-1: Washington Department of Ecology Flyer .....</b>                            | <b>50</b> |
| <b>Appendix A4BMS-2: AHBL 2015 LUDR Summary of Proposed Changes.....</b>                         | <b>52</b> |
| <b>Appendix A4BMS-3: Land Use Tables .....</b>                                                   | <b>57</b> |
| <b>Appendix A4BMS-4: Specialty Districts.....</b>                                                | <b>60</b> |
| <b>Appendix A4BMS-5: Petition to Keep Badger Mountain South Sustainable .....</b>                | <b>62</b> |

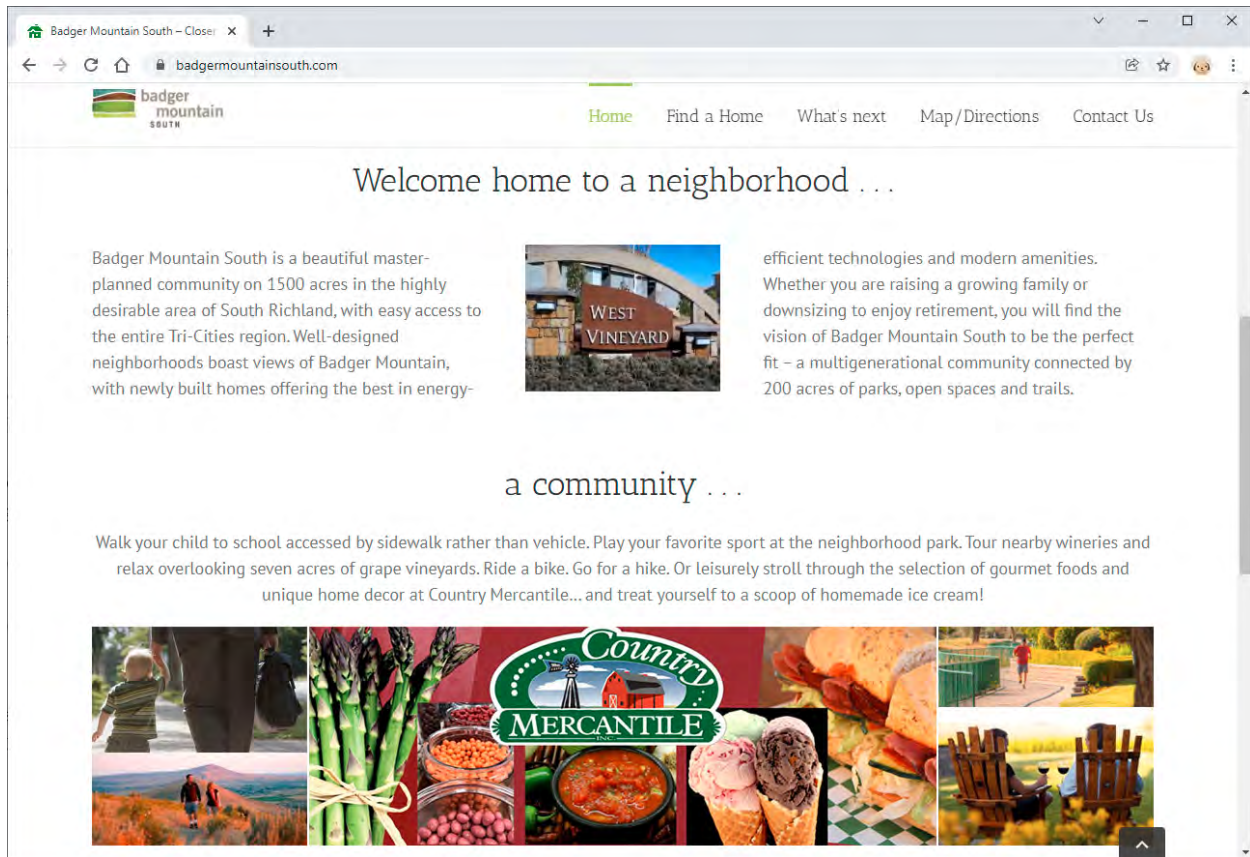
## A Personal Note From the Lead Author

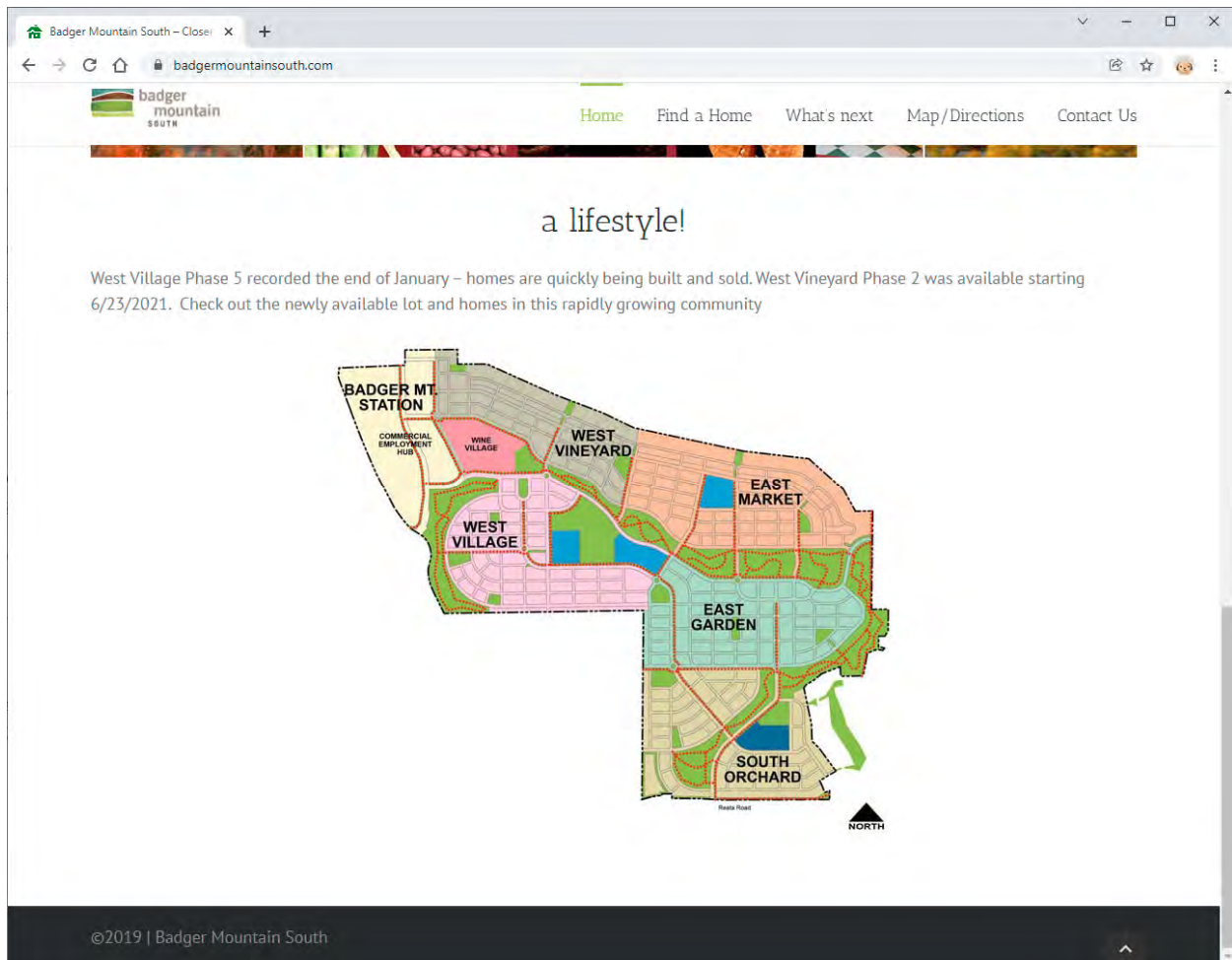
Dear Planning Commissioners,

I'm writing to explain to you why these amendments are so important to me and my family.

My family moved to Richland just over 2 years ago. We came from Las Vegas and wanted a place where we could set our roots down and watch our kids grow. We had a whirlwind experience touring different houses and communities but I kept getting drawn back to one community in particular. The community website boasted walking your kids to school, playing in the park, taking a quick walk to community restaurants and businesses. It sounded downright idyllic.

When our Realtor took us to look at a house in Badger Mountain South I fell in love with the community. I knew I had to have a house right across the street from the park. At the time, there were billboards up throughout the neighborhood which showed promised wine villages and amphitheaters. The Realtor showed us sections of the LUDR which promised more parks. We were all elated. At the end of the day, our family made some major concessions on the house just so we could live in this community.





*\*Screen shot of a map the developer still uses on their website which shows the wine village and parks dispersed throughout the community, this map is from the 2010 LUDR\**

A little over a year ago, I was asked to join the West Village HOA board. I loved the community so I figured I might as well. After 6 months we were notified of a major construction project in our area. The project was named Villa Vista Townhomes.

The project had already been approved by the city's planning office and was open to public comment for the City Hearing Examiner. This project was an eye opener for me. If the Villa Vistas development was allowed to go through, the wine village we were promised (also known as the Specialty Retail District) would officially be eradicated and replaced with residential units.

I was honestly shocked that the City approved the development. The intent of the Specialty Retail District is clearly defined in every governing document Badger Mountain South has. Come to find out, the City felt their hands were tied because housing within the Specialty District is technically allowed in the LUDR. The LUDR has no provisions to protect this space from becoming completely residential.



Below is an aerial map. The blue encompasses the entirety of the Specialty Retail District.



Another resident took our concerns to the City Hearing Examiner to try to fight the Villa Vista development. To say I was relieved when the City Hearing Examiner remanded the application and sided with our community would be an understatement. Unfortunately, I also know our fight for the Specialty Retail District isn't over- the developer has said as much.

Since the Villa Vista Townhomes project, protecting our community and ensuring its future has been on the forefront of West Vineyard HOA's agenda. It's come to our attention that houses have been built in lieu of our promised parks. We've discovered safety measures haven't been put in place, and multifamily housing density requirements haven't been enforced. It feels like all the promises given to our community and our children's futures are slowly slipping through our fingers.

When the proposed LUDR amendments were made public, my husband and I worked tirelessly to understand them. Some of the proposed amendments are shockingly simple but dramatic in their effect.

Pursuant to RMC 19.90.070, which reads: *"Public participation. The public shall be made aware of the opportunity to suggest amendments and to comment on suggested amendments"*, the residents of Badger Mountain South have taken this opportunity to both comment on suggested amendments and submit their own amendments. These amendments are based on the needs of people who live in our community. These amendments protect the initial intent found in the LUDR and make it so the city planning office no longer feels like their hands are tied in protecting our business districts. The proposals fight for the promises we were given and for the future of Badger Mountain South.

Badger Mountain South is the home we chose because it has a vision we believe in passionately. It's important to us that our kids grow up connected to businesses and parks. I want to live in a community where I can walk to the grocery store, or where the kid's summer job is just down the street. These things are all at stake for the Badger Mountain South Community. Our fate, as well as the fate of our neighbors, lies in your hands and the hands of the City Council.

Thank you so much for taking the time to read this and for taking on the responsibility of this decision.

Sincerely,

Heather Nicholson

## Introduction

Dear Planning Commissioners,

We're writing to you on behalf of a collaborative effort put forward by residents of the Badger Mountain South community.

I'm not going to sugarcoat it, you have a daunting task ahead of you. The Land Use and Development Regulations (LUDR) document up for amendment contains all of the rules and regulations that govern the Badger Mountain South community. The rules found there supersede Richland Municipal Code. The document is over 100 pages long and there are an innumerable amount of proposed amendments up for discussion.

In the filing paperwork provided by AHBL on behalf of Nor Am, these changes are categorized as mostly minor in nature. They write that none of these changes "impact public health, safety, welfare or protection of the environment."

Our intent is to hopefully make your jobs a little bit easier.

When the residents of Badger Mountain South first learned about the proposed amendments, we scoured the changes line by line. This allowed us to differentiate between the amendments that were truly minor in nature, and pull out the amendments that would categorically impact our community.

We realized that some very drastic changes were included in the proposal. Nor Am was very courteous and allowed the West Vineyard HOA to meet with them and discuss these changes. From that meeting, we went door to door in Badger Mountain South to let our community know about the proposed amendments. We held Zoom meetings with over 70 participants and started a petition that has garnered over 360 signatures to date. This work was followed by a meeting with both the City and Nor Am so we could address our concerns.

The meeting between the City and Nor Am was illuminating. Nor Am argued some of the changes we were concerned about had already been made in previous years. However, neither Nor Am nor the City could verify those changes with readily available documents. As a result we requested numerous records from the City, in the hopes that we could read and understand the history of previous LUDR amendments. Nor Am was right on a few things, but they were wrong on others.

This leads us to the present.

In this packet you will find proposed amendments of our own as well as arguments against some of Nor Am's proposed amendments. Some of these files overlap in topic a bit, but we wanted each document to stand on its own. We've tried to include attachments in situations where it would make your lives easier.

Thank you for taking the time and effort to look after our community.

Sincerely,

Heather Nicholson & Chelsea Klicker

Cofounders of Action 4 Badger Mountain South

## Badger Mountain South Vision

The following is an excerpt from the Badger Mountain South Subarea Plan detailing the overall vision for the community. This is the basis for what drew many people to our community a from which many of our proposals are drawn.

### 3 Vision

*The Badger Mountain Subarea neighborhoods are home to people in all stages of their lives, from children to the elderly. People here share and enjoy an exceptional quality of life due to the unique physical environment, which complements that found in other Richland neighborhoods. Residents find numerous opportunities to stay healthy by using the connected trails and parks that offer beautiful vistas to the nearby ridges. Just a walkable few blocks away from many homes is a park or a community gathering place where people come together to barbeque, play sports or have a quiet conversation. Most children can walk to their schools because they are only a short distance from their homes. Parents feel safe for their children because they know their neighbors and other parents along the school routes.*

*Residents also come together at the farmers' market, bookstore, shops or other gathering places. Young professionals are attracted here because the area offers a wide range of housing choices, many in neighborhoods that are built with the latest green technologies. They find a variety of stores, restaurants, and recreational opportunities that cater to people at all stages of their careers. They appreciate the quality of life as reflected in building and landscape design, and the human scale of the commercial structures. Older residents enjoy their homes without having to maintain large yards; they meet over the community gardens or at one of the community centers for an outdoor summer concert.*

*Residents can get anywhere within their community on local streets, the pedestrian trails, by bike or by accessing the fine transit service that runs within the neighborhoods. Some people who live in this area of the city will have opened their own business here, while others will work nearby at one of the office parks, businesses or other employment places. Tourists will find their way to the distinctive Badger Mountain South Wine Village and related shops where they can stay to explore the many tasting rooms and view demonstration vineyards that have many sustainable features, or take classes and explore the fine regional wineries located in nearby Red Mountain and throughout the area.*



## Proposed Amendment: Driver Feedback Signs

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 13-3, 1. Signage Standards - All Districts, J. Prohibited Signs**

(1) Internally illuminated signs, with the exception of neon signs.

...

(7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.

**The suggested amendment:**

LUDR

**Page 13-3, 1. Signage Standards - All Districts, J. Prohibited Signs**

**Change from:**

(1) Internally illuminated signs, with the exception of neon signs.

**Change to:**

(1) Internally illuminated signs, with the exception of neon signs and driver feedback signs such as radar speed signs.

**Change from:**

(7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs.

**Change to:**

(7) Flashing, animated, blinking, moving or mobile signs including portable reader board signs, with the exception of driver feedback signs as mentioned above.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

Badger Mountain South has a significant problem with speeding vehicles which stems from both our own community members and the substantial number of construction workers who work here every day. It's a major area of concern as the speeding occurs on all of our streets and crosses areas where people need to cross the road and where kids congregate. Many drivers go at least 10 mph over the speed limit, but some certainly go faster.

The City of Richland only allows for the use of speed bumps or other street alteration/traffic slowing techniques under a set of very specific, stringent guidelines. As a result, the West Vineyard HOA would like to address the speeding by adding driver feedback signs to our neighborhood. Scientific review has shown that these signs reduce speed by 6-22% on low-speed urban streets and have a

lasting effect as a traffic calming measure. With the resulting reduced speeds, our community will be safer and the likelihood of a pedestrian fatality will be significantly reduced.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. By reducing speed our walkable, sustainable community will be safer for everyone.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Trash Cans Along Trails and Tracts, Dog Waste Bags

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.

### 1. DESCRIPTION - GREENBELTS

**a. Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.

**b. Location** - See 5.B, Illustrative Plan for Civic Space Layout.

**c. Size**

- |                                          |                      |
|------------------------------------------|----------------------|
| (1) Building Frontage Greenbelt:         | 28 ft. minimum width |
| (2) Greenbelt:                           | 20 ft. minimum width |
| (3) Along rear yards and BM-NC district: | 5 ft. minimum width  |

**d. Standards**

- (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
- (2) Landscape materials to be selected from 11.F and 11.G
- (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
- (4) Provide permanent, drip irrigation system.
- (5) Provide 1-1/2" cal. shade trees
- (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
- (7) Primary/Secondary Trails (most locations) - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
- (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
  - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
  - ii. Benches - (1) one minimum every 1/2 mile
  - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

**e. Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

- (1) Mile marker indication element
- (2) Public art, per Section 13.C.10

## Page 5-6, Section 5 Civic Space Standards, 5.I Trails

### 1. DESCRIPTION - URBAN TRAILS

- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 12' Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. specialty paved surface.
- d. Standards**
  - (1) Principally concrete but other paved surfaces permitted based on overall site design.
  - (2) Integrated into the commercial/retail plaza spaces.
  - (3) Will serve as a multi-use bicycle and pedestrian trail.
  - (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.

### 3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community.
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.
  - (2) Will serve as a pedestrian trail.

### 2. DESCRIPTION - PRIMARY TRAILS

2'-0" Soft Surface

- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas.
- b. Location** - See 5.K, Illustr. Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft.; 10 ft. concrete or asphalt surface with 2 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.
  - (2) City Primary Trails width: 12 ft. asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
  - (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
  - (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
  - (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

\*City Trail Only

### 4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property.
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.

## Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks

### 1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.
- b. Common Standards**
  - (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
  - (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
  - (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
  - (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 - Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
  - (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
  - (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.



**The suggested amendment:**

LUDR

**Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.**

**Change from:**

(9) All Greenbelts, except where the Greenbelt abuts residential uses properties, may also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash and one recycling receptacle (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

**Change to:**

(9) All Greenbelts shall also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash can and one recycling receptacle (may be a single unit with segregated elements) every 1/2 mile, or located as required to facilitate servicing.

**Page 5-6, Section 5 Civic Space Standards, 5.I Trails**

**Add text in red:**

**1. DESCRIPTION- URBAN TRAILS**

d. Standards

(5) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**2. Description- PRIMARY TRAILS**

d. Standards

(4) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**3. Description- SECONDARY TRAILS**

d. Standards

(3) One trash can and one recycling receptacle (may be a single unit with segregated elements) shall be located at the main entrances and main exits to secondary trails.

Exception: if a trash can is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, neither a trash can nor a recycling can shall be required at said entrance or exit of the secondary trail.

(4) Dog waste bag stations shall be located at the main entrances and main exits to secondary trails. Exception: if a dog waste bag station is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, a dog waste station shall not be required at said entrance or exit of the secondary trail.

**Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks**

Add text in red:

**1. Greenway Parks**

**b. Common Standards**

**(7) Dog waste bag stations shall be located at the main entrances and the main exits to Greenway Parks.**

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

The proper placement of trash cans throughout Badger Mountain South improves public health, safety, and welfare for everyone. Our community was designed to encourage walking as it plays a key role in creating a sustainable community. This means people drawn to this neighborhood love to walk and be outside. Most people take their dogs on these walks.

This creates an environmental health problem: dog waste is full of all sorts of bacterial contaminants which threaten the health of our natural water tables (see Appendix A4BMS-1: *Washington Department of Ecology Flyer* for more information). This not only pollutes our drinking water, but it also pollutes our waterways, making it unsafe for animals and humans alike. Exacerbating this is the fact that Badger Mountain South incorporates the use of Low Impact Development (LID) as a solution for storm water management. This means we are trying to capture as much runoff water as possible via storm ponds. The runoff then seeps naturally into aquifers beneath the Badger Mountain South development without any sort of treatment.

It is critical to encourage pet owners to pick up after their animals in our community because we want to reduce ground water contamination as much as possible. Currently, Badger Mountain South has 4 trash cans and they are all located in the West Vineyard Park. Outside of these trash cans there are no options for homeowners to throw away their dog's waste. As a result, many owners either leave their dog's waste along the walking trails, or bag it up and leave their bags along the walking trail. By providing trash cans and dog waste bag stations at the appropriate locations we can help keep our waterways cleaner.

Additionally, outside of the dog waste issue, an increase in trash can access is desirable as it increases the likelihood that trash finds its way into an appropriate receptacle. As our community grows and welcomes more families and visitors, we need to have appropriate resources available. If we fail to preemptively put in trash cans our whole community will suffer. Residents have already noticed a problem with litter, and it will only get worse if accommodations aren't made.

Finally, it is important to remove the language which says trash cans shouldn't be placed along pathways that abut homes. We are a high-density community, meaning every trail and walking

path abuts residential units. Proximity to residential units does not in any way eliminate the need for trash cans and recycling bins.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it is consistent with the comprehensive plan and FEIS because it helps protect both the health of our waterways and our environment.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Fence Height

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

### **Section 13.A Fencing**

#### **Page 13-2, 1.b. Residential Standards**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.

### **The suggested amendment:**

LUDR

### **Section 13.A Fencing**

#### **Page 13-2, 1.b. Residential Standards**

##### **Change from:**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Articulation not required in neighborhood edge lots.

##### **Change to:**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. Height shall be measured from the Natural Grade. All solid or 0% transparent fences shall consist of either:

- a) Up to 60 inches height solid fencing, with an optional 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City.
- Or
- b) Up to 72 inches height solid fencing with no articulation, for a maximum total fence height of 6 ft.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**



**A. (Promotes the public health, safety and welfare)**

Recently, the developers started allowing homes to construct 6 ft fences without articulation. This has caused some confusion among residents who have lived in the community for a longer period of time. We would like to make sure the current policy language is added to the LUDR so everyone can be aligned moving forward.

Nor Am did make note of this rule change in their proposed amendments, page 13-22, which reads: “front of house – 6 foot high fence OK”. The purpose of our amendment is to make sure the language in the document changes in an official manner and includes side, rear yard and alley fences.

This extra height is important for a variety of health and wellness reasons. First and foremost, a lot of homeowners choose a brick fence so they don’t have to maintain a wooden fence over the years. The current standards leave them with a maximum fence height of 5 ft because it’s not possible to put a 12-inch articulation on top of a brick fence. This is hardly enough fence to secure bigger dogs and it is very easy for a human to jump over. From a mental health standpoint, having that extra privacy is really desirable when your neighborhood is high density and privacy is hard to come by.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

This is consistent with the comprehensive plan in that it doesn’t substantially change anything. The primary outcome of this amendment is aligning resident expectations and affording homeowners more piece of mind regarding their property and animals.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Edit to ‘Shall’ for 3-Block Rule

Citation of the specific text, map or other illustration suggested to be amended:

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

C. BMS-NG District: “No house in the BMS-NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**The suggested amendment:**

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

**Change from:**

C. BMS- NG District: “No house in the BMS- NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**Change to:**

C. BMS- NG District: “No house in the BMS- NG District shall be farther than 3 blocks from any park, mini park or other type of open space.”

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

Section 1.A.5 of the LUDR reads: “This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement[s] and revisions of these requirements require a deviation from the requirement be granted by the City.”

Because the development of parks within Badger Mountain South has been an issue, the City Hearing Examiner recently weighed in on the use of should and shall in regards to the BMS-NG District (S2021-107 Notice of Decision, Section 16, Page 9 of 33):

*“Unfortunately, the 3-block service radius for parks and open space found in Sec. 1.F referenced above includes neither word, should or shall. However, under either characterization, as a “should or shall” statement, and based on the totality of evidence in this record and the entire LUDR document and the City’s Comprehensive Plan, including without limitation its Badger Mountain South Subarea plan..., the Examiner expressly finds and concludes that the 3-block park*

*or open space proximity to houses located in the BMS-NG District is intended to apply as a “shall” requirement in portions of this project that are within such district.”*

Having parks and Open Space intertwined throughout the community was one of the original goals for BMS. It makes for healthier residents and provides chances for neighbors to get to know each other, which in turn makes for a tighter, richer community experience. So far, Badger Mountain South has just one park to its name. This wasn't the intent of the community. By replacing “is intended to” with “shall” we can help set the record straight on just how important these parks are going forward. It will also provide clearer guidance to Developers when they begin platting new neighborhoods. This will positively impact the public health, safety and welfare of the community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the information that is already contained within the LUDR and other governing documents. The City Hearing Examiner has already expressly concluded that the use of “shall” is appropriate and required in this situation.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Nor Am Proposed Amendment: Other Open Space

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-4, Section 5 Civic Space Standards**

*The developer's proposal is to add Section 5.H: Other Open Space*

*Our proposal is to add Section 5.H: Other Civic Space*

**The suggested amendment:**

\*Nor Am would like to add the following section:

**Page 5-4, Section 5 Civic Space Standards, 5.H: Other Open Space**

### **5.H OTHER OPEN SPACE**



#### **1. DESCRIPTION - OTHER OPEN SPACE**

- a. Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

**Their suggested amendment should not be accepted. Instead, this should be added:**



## 5.H OTHER CIVIC SPACE



### 1. DESCRIPTION - OTHER CIVIC SPACE

- a. **Definition** - Additional civic space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. **Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. **Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

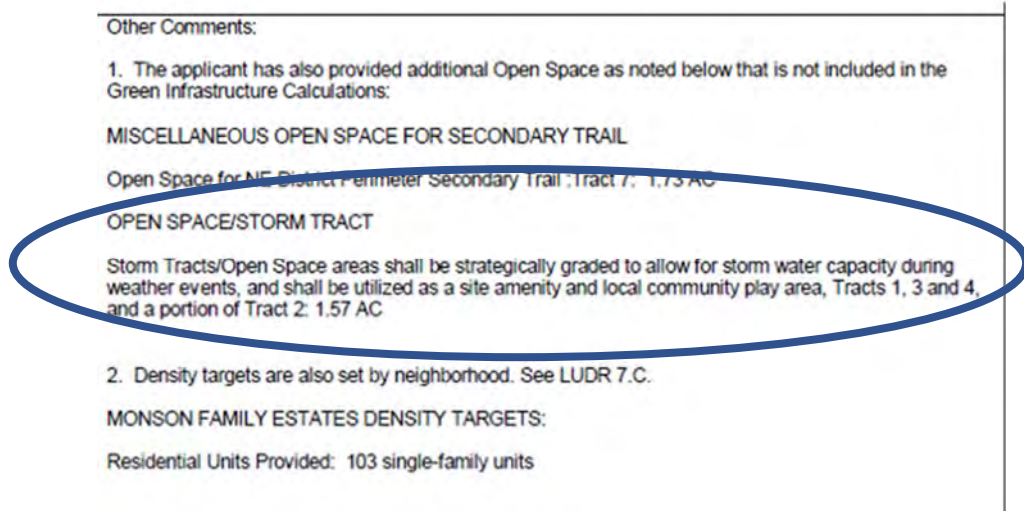
If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

Some background: LUDR page 1-3 Section 1.F.C states “No House in the BMS- NG District is intended to be farther than three blocks from any park, mini park or other type of open space.”

Developers are currently trying to classify storm water facilities as open space so they don’t have to put in parks to meet the 3-block rule. Here is a recent example of this behavior from the Goose Ridge Phase 1 Development MACR submission, which was obtained by request to the City Public Records office. Note the use of “local community play area” text:



Goose Ridge Phase 2 plans on having 5 storm water facilities. At the public hearing on 11/8/2021, the developer went on the record to say they don’t have to have parks to satisfy the 3-block park rule because these storm water facilities and walking tracts count as Open Space. Note the lack of parks in Goose Ridge Phase 2 Staff Report (S2021-107 Preliminary Plat of Goose Ridge Estates II, Staff Report, pg. 36 of 214):

**GOOSE RIDGE ESTATES II OPEN SPACE**

**TRAILS**

EQUIVALENT TRAIL LENGTHS SHALL BE APPLIED TO THE LENGTH OF TRAIL CONSTRUCTED MULTIPLIED BY THE APPROPRIATE TRAIL FACTOR BELOW:

|                    |                                      |
|--------------------|--------------------------------------|
| CITY PRIMARY TRAIL | 1.0                                  |
| PRIMARY TRAIL      | 1.0                                  |
| SECONDARY TRAIL    | 0.6                                  |
| EQUESTRIAN TRAIL   | 0.8 (WHERE SHOWN ON LUDR TRAIL PLAN) |
| URBAN TRAIL        | 1.0                                  |

| TRAIL LOCATION                                    | LENGTH     | LENGTH FACTOR      | EQUIVALENT LENGTH           | RU              |
|---------------------------------------------------|------------|--------------------|-----------------------------|-----------------|
| GREEN BELT TRAIL – TRACT 207 (SECONDARY)          | 1,826 L.F. | 1,826 L.F. * 0.6 = | 1,095.6 L.F. @ 16 L.F. / RU | 68.5            |
| GREEN BELT TRAIL – TRACT 208 (SECONDARY)          | 567 L.F.   | 567 L.F. * 0.6 =   | 340.2 L.F. @ 16 L.F. / RU   | 21.3            |
| GREEN BELT TRAIL – TRACT 215 (SECONDARY)          | 523 L.F.   | 523 L.F. * 0.6 =   | 313.8 L.F. @ 16 L.F. / RU   | 19.6            |
| GREEN BELT TRAIL – TRACT 211 (SECONDARY)          | 102 L.F.   | 102 L.F. * 0.6 =   | 61.2 L.F. @ 16 L.F. / RU    | 3.8             |
| GREEN BELT TRAIL – TRACT 212 (SECONDARY)          | 124 L.F.   | 124 L.F. * 0.6 =   | 74.4 L.F. @ 16 L.F. / RU    | 4.6             |
| STORM POND TRAIL – TRACT 217 (SECONDARY)          | 438 L.F.   | 438 L.F. * 0.6 =   | 262.8 L.F. @ 16 L.F. / RU   | 16.4            |
| STORM POND TRAIL – TRACT 216 (SECONDARY)          | 123 L.F.   | 123 L.F. * 0.6 =   | 73.8 L.F. @ 16 L.F. / RU    | 4.6             |
| ROAD C TRAIL – TRACT 207, 209, 211, 213 (PRIMARY) | 1,164 L.F. | 1,164 L.F. * 1.0 = | 1,164.0 L.F. @ 16 L.F. / RU | 72.7            |
| <b>TOTAL</b>                                      |            |                    | <b>3,385.8 L.F.</b>         | <b>211.5</b>    |
| <b>TOTAL ALLOWABLE RU</b>                         |            |                    |                             |                 |
| TRAILS                                            |            |                    |                             | 211.5 RU        |
| PARKS                                             |            |                    |                             | 0 RU            |
| <b>TOTAL</b>                                      |            |                    |                             | <b>211.5 RU</b> |

Here are some recent photographs of what the developers contend are acceptable Open Spaces / “local community play areas”:



*Goose Ridge Phase 1 – Tract 1*



*Goose Ridge Phase 1 – Tract 2*





*Goose Ridge Phase 1 – Tract 3*

Unfortunately, the LUDR does not contain specific language that defines Open Space. Because of this issue, the City Hearing Examiner recently weighed in on what counts as Open Space in Badger Mountain South (S2021-107, Notice of Decision, pg. 10 of 33):

*“There appears to be a need for clarification on the meaning of the term “Open Space.” Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as “Open Space” for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.”*

The City Hearing Examiner’s opinion on this is very clear, classifying storm water facilities as Open Space is an affront to the Badger Mountain South community.

In addition to the classification of Storm Water Facilities as Open Space, the developer’s proposed amendment states “Additional open space may be established...for growing grapes, or other purposes not listed in sections 5C through 5G.” As we’ve clearly illustrated in this argument and others included in this packet, we are having significant problems with the developers ignoring the intent of the LUDR and the other binding community documents. We’re already losing out on parks, businesses, and potentially hundreds of acres of Open Space. All the evidence suggests that allowing the developers carte blanche in defining what counts as Open Space will result in a further loss of parks.



Therefore, in order to accommodate the need for storm water facilities and other similar land uses, we propose these land uses count not as Open Space, but as generic Civic Space. This allows the developers to count the acreage of storm water facilities, grape vineyards and other miscellaneous items towards our overall Civic Space Acreage, while also allowing for the development of community parks and Open Space as they were originally intended.

The proposal to count storm water facilities, grape vineyards and other random, unregulated places as Open Space is detrimental to public health, safety and welfare. First and foremost, the storm water facilities are hardly a place where children should be playing. Some are covered in jagged rocks while others boast steep slopes and stagnant pools of water. In the winter these storm ponds have frozen over with a layer of snow on top. Someone unfamiliar with the changing conditions could attempt to walk across the land, not realizing they're on a very thin layer of ice. The vineyards are pretty, but littered with signs that warn of toxic chemicals instructing people to keep away. Children and families can't play in these spaces either. These are definitively **not** "local community play areas".

If the developer were allowed to classify these locations as Open Space, it would give them further opportunity to sidestep their responsibility to put in community parks and legitimate Open Spaces.

Our proposed amendment promotes public health, safety and welfare by ensuring residents have access to a park or Open Space within the required 3 block radius. This provides residents an opportunity to exercise and/or connect with other members of the community. It also benefits the developer by allowing them to count these spaces towards the total acreage of the Civic District.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

The developer's proposed amendments are not. As the City Hearing Examiner wrote: "Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as "Open Space" for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere."

However, our proposed amendment to count the land as Civic Space is consistent and is critical to protecting the sustainable goals of the BMS community.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Addition of Open Space Definition and Standards

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

**Page 14-3, Section 14 Glossary**

**Office.** Business, Service and Professional, Administrative.

**Paired House.** See Duplex.

The suggested amendment:

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

*Add Text Shown in Red:*

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

For the purpose of determining whether or not a house is within 3 blocks from any park, mini park or other type of Open Space, it is important to note that Open Space does not include storm water retention ponds or tracts/trails.

**Page 14-3, Glossary**

**Add between Office and Paired House definitions:**

**Open Space.** Open Space consists of enhanced or developed landscape set aside for the purpose of active or passive recreation. This classification requires improvements necessary to accommodate and promote high levels of use. For the purpose of the 3-block rule, storm water facilities and tracts/trails do not count as open space.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

It is imperative that all stakeholders have a clear and concise definition of what counts as Open Space and what does not. We are currently in a situation where Open Space is not defined in the LUDR. As the City Hearing Examiner recently pointed out, “there appears to be a need for clarification on the meaning of the term ‘Open Space’” (S2021-107 Notice of Decision, Section 17, page 10 of 33).

The LUDR states any “terms not defined in Section 14 [of the Glossary] shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence” (LUDR, Page 1-2, Section 1.C.7 Terms). Because the LUDR lacks a proper definition of Open Space, its meaning should be based off of Richland Municipal Code.

The definition of Open Space we have provided above is from the City of Richland’s Parks & Recreation Master Plan 2019-2025, Chapter 3, page 22. By including this in the LUDR, it will provide an easy and clear standard so everyone can understand what counts as Open Space and what does not. This clarity is critically needed for all parties involved.

The exclusion of storm water facilities and tracts/trails is an important note made by the City Hearing Examiner and is discussed in further detail earlier in this packet under the heading *Argument Against Nor Am Proposed Amendment: Other Open Space*. For the purpose of this amendment, the Hearing Examiner said: “Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as ‘Open Space’ for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.” (S2021-107 Notice of Decision, Section 17, page 10 of 33)

Properly defining Open Space in the LUDR promotes public health and welfare because it helps ensure we get the sustainable community originally envisioned for Badger Mountain South. One where we have actual parks for our Open Spaces, not rocky storm water ponds, or vineyards which are pretty to see, but not accessible to the public. As it stands, community welfare and happiness are not derived from what developers have recently been putting forward as “Open Space”.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the intent of Open Spaces in the LUDR and coincides with expectations set forth in Badger Mountain South's other governing documents. It's also using language that is directly from Richland Municipal Code and the City's Hearing Examiner.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Proposed Amendment: Addition of Standards for Mini Parks

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

**Mansion Apartments.** A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

**Mixed-Use Building.** More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

The suggested amendment:

### Nor Am's Proposed Amendments to LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

conditions imposed by other applicable ordinances.  
30. ~~Block Parks~~, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

~~Block Park. See Block Open Space.~~

~~Block Open Space. A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

We agree with those suggested amendments, but also request the following changes:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

##### Change from:

30. Block parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

##### Change To:

30. Mini parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

##### Add between definitions for Mansion Apartments and Mixed-Use Building:

**Mini Park.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Mini parks range in size from 5,000 square feet to less than 1 acre.

## Section 5

Add:

### 5.I MINI PARKS



Illustrative Photo: Mini Park

#### 1. DESCRIPTION - Mini PARKS

- a. **Definition** - A small open space intended to provide both structured and passive play areas. The landscaping may include lawn areas with formal or informal tree and shrub plantings. Hardscape areas with seating and a pedestrian path system shall also be included.
- b. **Location** - Mini Parks can be distributed throughout all of the Neighborhood Sectors. They can be located such that no dwelling shall be more than 3 blocks away from any type of open space.
- c. **Size**
  - (1) Minimum: 5,000 square feet
  - (2) Maximum: 1 Acre
- d. **Standards**
  - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
  - (2) Landscape materials to be selected from 11.F Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
  - (3) Lawn areas, ornamental tree(s) and shrub planting beds.
  - (4) One tree for each 2,500 square feet of Mini Park.
  - (5) See Section 13.C for Site Improvement standards for:
    - i. Pedestrian-scale lighting
    - ii. Minimum (1) Benches and/or removable seating
    - iii. Tables
    - iv. Trash/recycling receptacles
- e. **Additional Required Amenities:**

Each Mini Park will contain at least (2) two of the following additional amenities:

  - (1) Specialty paved surfaces
  - (2) Soft surface playground with (one) play structure
  - (3) Picnic table and chairs.
  - (4) Open play field (1-acre parks only)
  - (5) Basketball court
  - (6) Pea-patch gardens
  - (7) Pickleball Court
  - (8) Dog park

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

When the original LUDR was first agreed upon, developers were required to put a certain number of block parks into each neighborhood. Block parks were intended to be less than an acre in size and act as community hubs with picnic benches, smaller playground sets, lighting, etc. Each neighborhood was required to have a minimum of 6 block parks. Unfortunately, the cost of constructing the required block parks was off-putting to many developers. As a result, in 2015 Nor Am and the City agreed to eliminate the requirement for block parks in our community. Most of the language was removed from the record, though some of it remains. For consistency, we agree that any reference to block parks should be removed from the LUDR.

It's important to note that even though block parks were eliminated in Badger Mountain South, a standard still exists which states (emphasis added): "No house in the BMS-NG District is intended to be farther than three blocks away from any park, **mini park** or other type of open space." (LUDR, Page 1-3, Section 1.F.C) The City Hearing Examiner recently ruled (S2021-107 Notice of Decision, Section 16, Page 9 of 33) that the 3-block rule is still a requirement that must be met. Unfortunately, mini parks are not defined in the LUDR. As a result, the need exists to include mini parks in the LUDR in a way that explicitly states their intent and standards.

Using the original text for a block park is the simplest solution to create a foundation for defining mini parks. That definition and the accompanying standards had the approval of both the City and Nor Am at one point in time. Additionally, this text allows us to incorporate standards that already align with the original intent of the LUDR.

How does it benefit the health and welfare of people living in BMS? The Badger Mountain South community was promised parks and a sustainable community. So far, there is one park in all of BMS and the 3-block rule is being misused. Mini parks offer a cost effective option for developers in order to meet the 3-block requirement. Additionally, including this text in the LUDR gives residents peace of mind knowing that standards for a mini park are clearly laid out. Mini parks promote the public welfare by allowing a healthy place for our community to connect and improve overall fitness and happiness.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the comprehensive plan. It helps define what a mini park is to provide clarification for community members and to provide clear guidance to developers.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Argument Against Proposed Nor Am Amendment: Open Space Acreage at 187 Acres

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

It will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

### **The suggested amendment:**

#### Nor Am's Proposed Amendments to the LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.

**Their amended text should not be accepted as-is. We propose this text be amended as follows:**

### LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

##### **Change from:**

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites.

##### **Change to:**

At its completion, Badger Mountain South will have 439 acres of open space, including open space in city parks or at school sites.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

*When Nor Am refers to Open Space, they are including trails, parks, and civic spaces in their definition of Open Space. The LUDR refers to trails, parks, open space and civic space as the Civic District. It's our understanding that the land referred to in the LUDR as the Civic District and the land Nor Am refers to as Open Space are one and the same. For ease of following this discussion we will be using the LUDR's definition of Civic District.*

The Badger Mountain South Subarea Plan clearly shows that BMS was slated to have more than 464 acres of open space, parks, trails, and schools; this combination of land is referred to in the LUDR as the Civic District (Page 3-8). The Subarea Plan breakdown of the Civic District acreage is as follows:

| Quantity                                                                         | Type                                                   | Site Size<br>Total Acres  |
|----------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------|
| <i>Active Parks</i>                                                              |                                                        |                           |
| 1                                                                                | City Community Park                                    | 30 acres/<br>30 acres     |
| 1                                                                                | City Neighborhood Park                                 | 6 acres/<br>6 acres       |
| 5                                                                                | Badger Mountain South Neighborhood Parks               | 3 to 4 acres/<br>14 acres |
| +/-10                                                                            | Badger Mountain South Mini Park                        | +/-1 acre/<br>10 acres    |
| 10                                                                               | Badger Mountain South Special Use Park                 | 1-5 acres/<br>20 acres    |
| <b>Total</b>                                                                     |                                                        | <b>84 Acres</b>           |
| <i>Passive Open Space and Trails</i>                                             |                                                        |                           |
| Several                                                                          | Passive Open Space<br>Class 1 trail<br>Secondary trail | 320 acres                 |
| <b>Total</b>                                                                     |                                                        | <b>320 acres</b>          |
| <i>Community Building Area Open Space</i>                                        |                                                        |                           |
| 1                                                                                | Middle School                                          | 10 acres/<br>10 acres     |
| 4                                                                                | Elementary School                                      | 8.5 acres/<br>34 acres    |
| 8                                                                                | Community Centers                                      | 2 to 3 acres/<br>16 acres |
| <b>Total</b>                                                                     |                                                        | <b>60 acres</b>           |
| <b>Total Parks, Trails and Open Space Acreage<br/>in Badger Mountain Subarea</b> |                                                        | <b>464 acres</b>          |

*The total acreage for BMS is 1,480 acres.*

Regarding the importance of maintaining the Civic District, Page 3-8, Section 3.F.1 of the LUDR reads: "The District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community." Amending the

acreage down would result in Badger Mountain South having just 12.6% of land dedicated to the Civic District. This is well below the City of Richland's average of having 16% of land dedicated to Open Space (2019-2025 City of Richland Parks and Recreation Master Plan, pg 17).

Further exploration of the developer's proposed amendment shows that its acceptance would result in a total loss of 277 Open Space acres to the BMS community. We talked to the developer about why they are amending the acreage down so much. They gave two explanations:

1. A 13-acre parcel was annexed in the Reata Area.
2. In 2015 the Open Space acreage was reduced when the LUDR was amended because they sought to lower construction costs.

In regards to the 2015 amendments, those were directed primarily at the elimination of block parks, the Village Green Park, as well as making the Greenway Park trails shorter and requiring fewer amenities. It's extremely important to note that neither the 2014 City of Richland Staff Report nor AHBL's 2014 Project Memo Regarding Summary of Proposed Modifications make mention of eliminating or reducing the Greenway parks acreage. See appendix A4BMS-2: AHBL 2015 LUDR Summary of Proposed Changes to see the specifics from that Staff Report and AHBL's Summary of Proposed Modifications.

Knowing that the 2015 amendments were accepted, we can add up the Open Space acreage that **was** eliminated at that time:

| Name/Location              | Acreage         | Quantity | Total Acreage   |
|----------------------------|-----------------|----------|-----------------|
| Village Green Park         | 2 Acres Minimum | 1        | 2               |
| Block Park-West Vineyard   | .5-1 Acre       | 7        | 1.8 acres       |
| Block Park- West Village   | .5-1 Acre       | 14       | 2.7 Acres       |
| Block Park- East Garden    | .5-1 Acre       | 8        | 1.8 Acres       |
| Block Park- East Market    | .5-1 Acre       | 9        | 2.3 Acres       |
| Block Parks- South Orchard | .5-1 Acre       | 6        | 1.4 Acres       |
| <b>Total Acres:</b>        |                 |          | <b>12 Acres</b> |

*(Source: Exhibit D to Master Agreement Green Infrastructure)*

The original 464 acres minus the 13-acre annexation and the 12-acre reduction from 2015 leaves us with a current sum of 439 acres of Civic Space in Badger Mountain South. The developer's proposed acreage leaves 252 acres unaccounted for (439-187=252).

This brings us to the subject of how Open Space acreage can be eliminated from the Badger Mountain South Community. According to the Master Agreement between the City of Richland and Nor Am Page 16, Section 22.2 (emphasis added):

*22.2. In considering an application to be processed in accordance with the LUDR provisions, the responsible city official may agree to minor changes to the concept plan, site plan, or subdivision approval consistent with the LUDR and provisions of this agreement, but **all changes to the Master Agreement must be approved by the City Council**. A minor change is a change that does not involve a change of use, a major change to vehicular circulation system, an increase in density or relocation of density patterns, **a reduction in open space**, a change in the exterior boundaries,*

*an increase in building height, or a change that would be inconsistent with the Master Agreement or LUDR.*

If the developers would like to reduce the total acreage of Open Space in BMS, then it must first be approved by City Council. Moreover, they are also held to the same requirements as everybody else: they would need to demonstrate how their proposed reduction in Open Space would promote public health, safety and welfare. The paperwork they submitted states that their proposed changes have no impact on public health. However, we find it difficult to believe that a loss of 252 acres of Open Space would have no impact on the health of Badger Mountain South residents. As the City and Nor Am stated in the LUDR, the Open Space found in BMS is one of the key features that supports our goal to become a walkable and sustainable community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

By ensuring this proposed amendment uses the accurate 439-acre number (instead of the proposed 187 amount), the Planning Commission allows the LUDR to remain consistent with the Subarea Plan, current land changes, and past amendments to the LUDR. In addition, it directs the developers to go to City Council to properly ask for the massive reduction in Open Space if that is what they are seeking. We would like to note that the developer's paperwork doesn't even mention this substantial reduction in acreage in their summary of requested amendments.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Argument Against Proposed Nor Am Amendment: Elimination of Minimum Required Acreage

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### Page 5-2, Section 5.B Greenway Parks (in the proposed LUDR it's 5.C)

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 40 acres
- (2) Maximum: 50 acres

##### 3. THE RESERVE

a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

#### The suggested amendment:

\*Nor Am would like to remove the minimum and maximum required acreage as follows:

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

~~b. **Size**~~

- ~~(1) Minimum: 40 acres~~
- ~~(2) Maximum: 50 acres~~

##### 3. THE RESERVE

~~a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.~~

~~b. **Size**~~

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

Their suggested amendment should not be accepted and the corresponding section of the LUDR should be maintained as-is.

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

Nor Am fails to provide any reasoning as to why the reduction in acreage is necessary, or any reasoning as to how the reduction promotes public health, safety and welfare. We asked them in person why they were eliminating the acreage and their answer was so they could pick and choose where the remaining acreage goes. Analysis shows there's deeper reasoning.

Current data suggests these amendments are being proposed because the developer is taking the approach of "do it first, ask permission later". The Ravine was completed in 2021 as part of the West Village Phase 1-4 development. The LUDR states the minimum acreage for the Ravine is 40 acres. Nor Am states on page 5-2 of the proposed amended LUDR that the total of Open Space in all of the communities developed so far amounts to 34.6 acres (which includes the acreage for the Ravine):

\* As of the most recent revision of this document, approximately 34.6 acres of open space has been dedicated in West Vineyard Phase 1, West Village Phases 1-4, Goose Ridge Phase 1, and in BSP 4732 Lot 20. All phases of the Goose Ridge development will total 40 acres.

Figure 1

This 34.6 total includes a ~7-acre vineyard and a 2-acre community park. Clearly the Ravine falls remarkably short of its 40-acre requirement.

The negative impacts of these proposed amendments to the Orchard Green and the Reserve are even more pronounced. These Greenway Parks each have a required minimum of 80 acres. On page 5-2 of the proposed amendments, Nor Am is asking to reduce Badger Mountain South's total Civic Space acreage (open space, schools, and city parks) from 464 acres to 187.

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.

Figure 2

The following table shows where Civic Space has already been built or allocated in BMS:

| Acreage Type   | Acreage Amount | Comment                                  |
|----------------|----------------|------------------------------------------|
| Open Space     | 34.6<br>40     | - From Figure 1 above                    |
| City Parks (2) | 30<br>6        |                                          |
| Schools (3)    | 8.5<br>8.5     | - Estimates from page 43 of Subarea Plan |

|               |             |  |
|---------------|-------------|--|
|               | 10          |  |
| <b>Total:</b> | 137.6 acres |  |

This means the difference between the proposed Civic Space acreage (187) and already built/allocated acreage (137.6) is only 49.4 acres. Divided between the Ravine and Orchard Green, that provides just 24.7 acres to each park. This is an astonishing reduction from the current requirement of 80 acres each.

The LUDR says these parks are intended to provide biking, walking, playgrounds, skating, play areas, and more. Taking away 70% of the land for these amenities is clearly **not** promoting the public health, safety and welfare of the community. The developer has made no argument to show how it would promote these ideals. Therefore, their proposed reductions should be rejected.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's keeping the information that is already contained within the LUDR.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Specialty Districts

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 2-3, 2.C Land Use Table**

*See Appendix A4BMS-3: Land Use Tables for visual representation.*

**The suggested amendment:**

LUDR

**Page 2-3, 2.C Land Use Table**

*See Appendix A4BMS-3: Land Use Tables for visual representation of proposed amendment.*

**Add:**

Asterisk (\*) next to all Residential Land Use Types in the following Specialty Districts:

- Specialty Retail (BMS SD-SR)
- Commercial Mixed-Use (BMS SD-CMU)
- Destination Retail (BMS SD-DR)

**Add Beside Table:**

*\*In an effort to protect the intent of the Specialty Districts, land use shall be restricted to the permissible Retail, Services, Office, Civic and Other land use types until 90% of full build out is complete as defined in the FSEIS. Residential Land Use Types that allow for live/work; Commercial; Commercial/Mixed-use-Liner over commercial shall be allowed so long as they are physically attached to a business. Standalone residential units such as: duplexes, townhomes, single-family, multifamily homes shall not be developed during this period. Once 90% of full build out is complete, restrictions on Residential Land Use Types will be removed. At that time, all the land uses that are permitted in the Residential Land use shall be permitted.*

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**



**A. (Promotes the public health, safety and welfare)**

The opportunity to build and create a business district which realizes the goals of Badger Mountain South rests primarily in the Specialty Districts. These districts are unique to the BMS subarea; they are supposed to drive tourism, hospitality and tax revenue for the city. They were envisioned as entrepreneurial hubs, community gathering spaces and unique wine experiences unlike any other in the area. Below is the image used in the Master Agreement to illustrate the vision the City and Nor Am had for the Specialty Retail District. This image is intended to help guide the development of the Specialty Retail District.

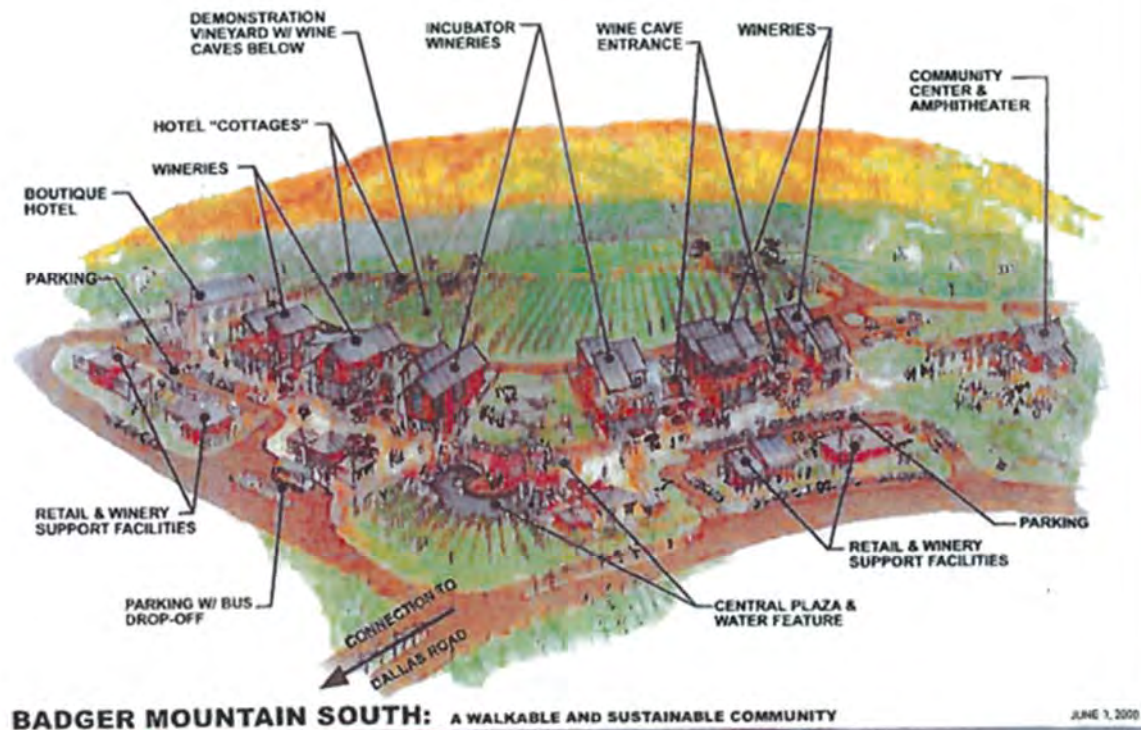


Exhibit E to Master Agreement  
Page E-1 of 1

These areas are also unique as they are regulated solely by intent. LUDR page 4-2, section 4.A states that the Specialty Districts “play an important role in establishing the vision of the Badger Mountain South Community.” To gain a deeper understanding of the Specialty Retail District, we have included appendix A4BMS-4: Specialty Districts, which is a compilation of the relevant portions of BMS’s other Governing Documents. To keep this proposal from getting too lengthy, the text below depicts only the language found in the LUDR.

From the LUDR page 4-2 section 4.B:

**1. SPECIAL DISTRICT - SPECIALTY RETAIL INTENT**

The Special District - Specialty Retail (BMS-SD-SR) is intended to support and provide development opportunities for the growing interest in local and regional agricultural products, in particular the local wine industry. As such it serves both the City of Richland as well as the region.

It is also intended to:

- a. Provide a gathering place for group events, festivals and other community-wide activities;
- b. Provide sites for: vineyards, wine caves, wineries, tasting rooms, wine making, other specialty brewing and craft distilling, the sale of other agricultural-related products, education, retail and hospitality that support this focus; and
- c. Showcase innovative sustainable design features in both building and site design.

From the LUDR page 4-2 section 4.C:

**1. SPECIAL DISTRICT - COMMERCIAL MIXED-USE INTENT**

The Special District - Commercial Mixed-Use (BMS-SD-CMU) comprises approximately 45 acres between Dallas Road and the Special District - Specialty Retail. The District can accommodate a wide variety of uses as it is intended to be a major employment center for the City of Richland and a destination for shopping, higher-level education, dining, office uses and other employment centers, Multi-family/Mixed-Use housing, entertainment and recreation. Public facilities, including transit centers, may also be accommodated in this District.

To further the walkable and sustainable goals of Badger Mountain South, the design of the Special District - Commercial Mixed-Use will ensure that pedestrian are accommodated between buildings or groups of buildings, that public plazas and other community features will be developed as part of the overall development plan, and that connectivity will be maintained to adjoining Districts.

When the Final Supplemental Environmental Impact Study (FSEIS) for Badger Mountain Subarea Plan was released, the study was reliant on BMS becoming a sustainable community. This means it relied on residents of BMS being able to walk to stores for goods and, for some of us, our areas of employment. FSEIS page 15 section 4.2.2:

*Implementation of the Preferred Alternate will encourage future development having a compact urban form and a mix of uses, and improve bicycle and pedestrian facilities. The Preferred Alternative encourages sustainable practices and supports smart growth which entail promoting non-motorized transportation alternatives.*

The development of businesses in BMS is a determining factor in our community's ability to become sustainable. Badger Mountain Subarea Plan page 22 reads:

*"The proposed development pattern will also help reduce traffic congestion and long commutes by having locations for employment both within and close by residential neighborhoods."*

From the onset, the City of Richland recognized the importance of creating Specialty Districts for business development because they understood the importance of capturing significant tax revenue. Here is a selection of goals for BMS from the Master Agreement page 1 of 24, section 4.1:

- (4) create a tourist destination and freeway-oriented development to capture additional tax revenue for the city...*
- (6) Stimulate economic development within the city by creating areas for business development and expansion*
- (7) Create a viable walkable community with standards designed to meet sustainability goals.*

The BMS Subarea plan lists the following Badger Mountain Economic Development (BMED) Policies (emphasis added) (Page 14):

- 6.1 Provide areas for new commercial activity that can accommodate the needs of businesses, residents and visitors.*
- 6.2 Accommodate employment growth with a balance of retail, business, commercial, office park and tourism-related uses.*
- 6.3 Encourage the development of Neighborhood Activity Centers where local shopping needs can be accommodated while supporting the reduction of travel trips.*
- 6.6 Encourage the siting of commercial uses and business areas to serve adjacent neighborhoods.*
- 6.8 Ensure the availability of sufficient quantities of land suitable for new employment centers.***

Overall, the ideal balance of life in Badger Mountain South is reflected in this quote from the FSEIS (Pg 18 section 4.4.1.2):

*“Development in the Badger Mountain Subarea is intended to provide a healthy balance of market driven, private sector uses with a wide range of public uses. The Land Use portion of the Plan is fundamental to creating a platform for a vibrant, economically strong, environmentally responsible, and attractive area that captures future growth. Its main focus is establishing areas where people will live, where they will work and where public spaces, parks and natural areas will be located...The Subarea contain a variety of opportunities to develop housing and commercial uses as well as locations for educational uses, parks, civic spaces and other uses that complement Richland’s urban character and strengthens and diversifies its economic base.”*

This vision of life in Badger Mountain South is what drove homeowners to build or buy property in the area. We all believe in the strength of a sustainable community. If this sustainability is not protected, we will all be materially impacted.

As things currently stand, the developers are trying to take the land designated for the Specialty Districts and make them primarily residential, if not all residential. A recent quote from the City Hearing Examiner regarding the remaining 13+ acres of the Specialty Retail District reads (S2021-102 Preliminary Plat of Villa Vista Townhomes, Hearing Examiner’s Decision, Pages 7-8):

- 17. With respect to this application, the intent language for the Specialty Retail District is elevated in its significance based on facts in this record, that establish how the 13 +*

*acres covered by the proposed plat are likely to be the last truly vacant portions of land in the BMS-SD-SR “Specialty Retail” District of the greater BMS master planned community. To date, the property owner and primary developer of properties in the Specialty Retail District has yet to present an application for any proposal that would directly achieve the intent for such district, as set forth in Sec 4.B.1 of the LUDR. (Emphasis added)*

This quote illustrates our current problem well: the developers are repeatedly and completely ignoring the intent of the Specialty Districts. Had the Hearing Examiner allowed Villa Vista Townhomes to proceed, **there would be no room left for any retail activity at all in the Specialty Retail District, as shown in the figure below:**



Figure 1

We have asked the developer why they are putting only residential units into the Specialty Districts. They say it's because there currently aren't enough homes in BMS to support a bustling business district. We understand this concern, but the issue stands: if you allow residential units to be built in the business districts there will be no land left for the businesses once the population is big enough. Furthermore, every time a residential unit is developed in a business district, it threatens Badger Mountain South's ability to create a sustainable future.

We have met with the City Planning Office regarding this issue. They say their hands are tied when it comes to stopping the proposed residential developments. This situation exists because the LUDR currently allows for Residential Land Use in the Specialty Districts without exception.



We propose this amendment to help the City so they have the power to stop the purely residential development of the Specialty Districts. Badger Mountain South has plenty of land to the East that is slated for residential use. These restrictions will allow the developers to focus their attention on land that is already set aside for residential units, and preserve the Specialty Districts so land is available for businesses. If businesses are still not interested in building out here once we are at 90% build out, then the developer can repurpose the land for residential use at that time.

This amendment promotes public health, safety and welfare by directly protecting our sustainability. Many homeowners bought here because of the Specialty Districts. Many of us are eager to have stores and restaurants we can walk to. Badger Mountain South has so much potential because of its Specialty Districts, and that must be protected.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. It allows the City Planning Office to direct development to meet the intent in the Specialty Districts.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Proposed Nor Am Amendment: Minimum Required Multi Family Housing

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 7-3, Section 7.C (bottom of page), Notes**

a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

**Page 3-4, Section 3.C.A Neighborhood Collector District**

**1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT**

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

**The suggested amendment:**

*\*Nor Am would like to remove this entirely:*

~~a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.~~

Their suggested amendment should not be accepted. However, the text should be moved in the LUDR to **Page 3-4, Section 3.C.A, 1. Neighborhood Collector District Intent (as shown in red below):**

## 1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

### A. (Promotes the public health, safety and welfare)

One of the primary goals of Badger Mountain South is to provide:

*“a range of housing types to accommodate a population of diverse ages and incomes”*

*LUDR Page 1-2, Section 1.B, 1.a.*

Maintaining this multifamily space is important to the city of Richland as a whole. Affordability here is quickly disappearing as housing and rent costs soar. If our community is built according to the LUDR and Subarea Plan, then we can help Richland avoid a housing crisis by offering a range of affordable housing options. This minimum requirement should not be removed from the LUDR, especially without a strong reason showing how it promotes the public health, safety and welfare.

Additionally, commercial space is key to making our community both sustainable and walkable. Again, the purpose of the LUDR is to:

*“b. Promote health benefits of a walkable, pedestrian environment; c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes.”*

*LUDR Page 1-2, Section 1.B.*

Having businesses intermingled throughout the community is essential to realizing the goals of the LUDR and Master Agreement. These businesses give residents the opportunity to walk to their jobs and sources of food. They also provide much more revenue to the city than annual property tax. If

construction follows the intent of the LUDR, when BMS reaches full completion, most families should be able to live here without being dependent on a car.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. It's keeping language that is already in the LUDR and is critical to attaining the goals of the BMS community. The text should be moved to the appropriate section so it's easier to assess the requirements of a Neighborhood Collector District.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Proposed Amendment: Advance Notice of Amendment Changes

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 1-2, 1.C Applicability of the LUDR**

*Adding text to this section*

may be appealed in the same manner as provided in RMC  
Section 23.70.1. Responsibility for Administration.

#### **10. Document Intent**

The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

### **1.D ADMINISTRATION**

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council "Council", Planning Commission "Commission" and

The suggested amendment:

### LUDR

#### **Page 1-2, 1.C Applicability of the LUDR**

*Add text in red:*

may be appealed in the same manner as provided in RMC  
Section 23.70.1. Responsibility for Administration.

#### **10. Document Intent**

The LUDR is intended to be a living document that will evolve to meet market and site conditions as well as ensure the project is constructed in the desired sustainable, walkable, and green manner. The intent is that the most current LUDR be used to evaluate permit applications and projects are not vested to a current version of this document.

### **1.D ADMINISTRATION**

The LUDR shall be administered by the Richland City Manager or his/her designee. The Richland City Council "Council", Planning Commission "Commission" and

#### **11. Amendments**

When amendments to the LUDR are proposed in alignment with Richland Municipal Code, all residents of Badger Mountain South shall be notified a minimum of 60 days in advance of the corresponding Planning Commission meeting. This notice shall be posted publicly and mailed to Badger Mountain South Residents. The proposed amendments shall be made available online for residents to review at the time this notice is provided

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

The City of Richland currently has no standard for how many days' notice the public must be given in advance of a public hearing. As the LUDR is a complex document whose content supersedes city municipal code, it's imperative that residents are given notice well in advance of hearings. A 60-day window provides residents of Badger Mountain South with adequate time to review the proposed amendments. If the amendments are complex and change the veracity of the BMS community it gives residents enough time to formulate thoughtful responses. In addition, it provides the opportunity to the community to create proposed amendments of their own; a vital part of the public hearing process.

In the case of the current proposed amendments, we were made aware of them when they were attached to a staff report for a proposed development. As a result, we had over 3 months to request relevant documents from the City, hold meetings with the developer and the City, and compose a thoughtful community-based response. The extra time was critical as some of the document requests took over 30 days to complete. The answers found in those document requests necessitated further requests and another waiting period. Those documents were vital in allowing us to understand the history of previous amendments and how they relate to the proposed amendments.

Finally, we request the notice be mailed to everyone in the Badger Mountain South Community. The City of Richland already mails notices to homeowners who are within 300' of any property change. As the LUDR controls everything within Badger Mountain South, it only makes sense that changes should be reported to us in a similar fashion. After all, we are all living in the affected area.

Recently a notice was sent to homeowners in BMS who were within 300' of a home setback change. This exact change is in the developer's proposed amendments to the LUDR (3-2). Surely if one change on one property warrants a letter in the mail, then changes in street classifications, walking path widths, park allotments, storm pond facilities, Open Space, and business districts do as well. We are all within 300 feet of those changes in one fashion or another.

This proposal helps safeguard the health, welfare, and safety of our community. It offers us ample time to understand proposed changes and thoughtfully curate our responses. Additionally, mailing the notice takes the burden off the community to spread awareness.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

This is consistent with the LUDR in that public input is both encouraged and sought after. The LUDR is intended to be a living document that evolves to meet market demand (1-2). The proposed amendments are a necessary part of this process. Placing language for this unique situation in the LUDR creates a collaborative path forward.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

Appendix A4BMS-1: Washington Department of Ecology Flyer  
Flyer Page 1:

**WHEN YOUR DOG  
GOES ON THE LAWN,  
REMEMBER  
IT DOESN'T JUST GO ON THE LAWN.**



**WASHINGTON  
waters  
OURS TO PROTECT**  
[www.ecy.wa.gov/washington\\_waters](http://www.ecy.wa.gov/washington_waters)

Rain, snow melt and lawn sprinklers wash dog poop and its bacteria into storm drains. From there, it goes on to pollute our waterways. So what to do? Simple. Bag it and put it in the trash.

**Scoop the poop.  
Bag it. Trash it.**

A message from the Washington Departments of Ecology, Health, Washington Parks & Recreation Commission, Washington Conservation Commission, Puget Sound Partnership, WSU Extension, U.S. Environmental Protection Agency and Thurston County Stream Team.



**When your dog goes  
on the lawn,  
remember it  
doesn't just go  
on the lawn.**

Dog poop is more than just an icky nuisance. It's a health risk to dogs and people, especially children. It's full of bacteria that can make people sick. And it's a source of water pollution.

Water - from rain, snow melt or lawn sprinklers - melts dog poop. Then runoff carries it to storm drains, ditches and streams that feed our rivers, lakes and marine waters.

Bacteria from dog poop threatens drinking water for both people and livestock and can end up in shellfish. People can get very sick if they fish or swim in these waters or eat the polluted shellfish. Nutrients from dog poop can also feed the growth of aquatic plants and algae. As these decay, they use up oxygen in the water that fish and other aquatic life need.

Dog poop left on the ground is no small problem - based on a study by the American Veterinary Medical Association, it's estimated that there are 1.6 million dogs in Washington State. That means hundreds of tons of new dog poop every day!

**Dog poop doesn't have to be a problem.**



**What will you do to help?**

- ◆ Carry plastic bags when taking your pet for a walk or a romp in the park.
- ◆ Pick up your dog's waste. Use a plastic bag, scoop or disposable gloves. Remember to wash your hands afterward.
- ◆ Seal the waste inside a plastic bag (or two) and throw it in the garbage.

◆ Keep dog poop out of septic systems and sewer systems. These systems are designed for human waste only.

◆ Pick up after your dog in your yard every few days—more often if you have small children who play there.

**Scoop the poop.  
Bag it. Trash it.**

**We all need clean water.**

We drink it, fish in it, play in it. We enjoy all it adds to our lives. In fact, we need it to survive. Fish and wildlife do, too.

More than 60 percent of water pollution comes from things like cars leaking oil, fertilizers and pesticides from farms and gardens, failing septic tanks, pet waste, and fuel spills from recreational boaters.

All these small, dispersed sources add up to a big pollution problem. But each of us can do small things to help clean up our waters too—and that adds up to a pollution solution!

**Bonus points!**

Properly disposing of dog poop also helps you

- ◆ Keep pets healthy.
- ◆ Make yards and parks safer and more pleasant places to play.
- ◆ Keep your and your family's shoes clean.
- ◆ Keep out of trouble with local ordinances.
- ◆ Support a healthy watershed.

**WASHINGTON**  
*waters*  
**OURS TO PROTECT**  
[www.ecy.wa.gov/washington\\_waters](http://www.ecy.wa.gov/washington_waters)



## Appendix A4BMS-2: AHBL 2015 LUDR Summary of Proposed Changes

### Z2015-100, Planning Commission Staff Report, Summary of LUDR Changes, Pages 5-7:

PLANNING COMMISSION STAFF REPORT  
Z2015-100  
PAGE 5

- e) Improve the character and quality of the built environment;
- f) Promote building and landscape design that conserve energy, water and other resources;
- g) Promote lot and block orientation that accommodates passive solar capture; and
- h) Conserve areas for parks, trails and open spaces by established a connected open space network.

#### SUMMARY OF LUDR CHANGES

The following is a summary of the changes proposed within the LUDR. Many, but not all of these can be classified as clarifications or minor adjustments to existing standards:

- Changes to use tables to allow a wider range of uses in the Neighborhood Collector district, specifically providing for single family residential uses;
- Provisions to allow the administrative approval of sidewalk use licenses within the commercial areas of Badger Mountain South;
- Provisions to allow a maximum of 20% of required off-street parking for commercial uses to be satisfied through the use of compact stalls (8' by 16', rather than the standard 9' by 20');
- Amendments to building height requirements to specify height measured in feet, rather than stories. Example: commercial buildings within the mixed use village must be between 24 and 50 feet in height instead of between 2 and 4 stories);
- Reduction in the number of required off-street parking spaces for commercial uses are to be granted when nearby on-street parking are available, similar to the provision in the City's standard zoning regulations for Central Business District properties;
- New provision to require a 5 foot wide landscape strip between the rear yards of a residential property abutting a collector street;
- In residential areas, side yard setbacks are reduced from 6 feet to 5 feet;
- In residential areas, driveway width is limited to 35 feet or 50% of the lot's street frontage;
- Three car garages would be permitted on residential lots;
- Restrictions limiting the location of off-street parking spaces on a residential lot are eliminated;
- Street cross sections are simplified, but lane widths and configurations are unchanged;
- Maximum length of blocks is increased from 650 feet to 1,000 feet;
- Cul-de-sac streets are permissible in limited circumstances;
- Dead-end alleys up to 150 feet in length are permitted;
- Lots that are directly accessed from the street (non-alley loaded) are permitted on both sides of the same street;
- The prohibition on placing a parking lot in front of a civic building is eliminated;
- Standards for arcades on commercial buildings are reduced from a minimum depth of 12 feet to a minimum depth of 8 feet;



- Standards for galleries on commercial buildings are reduced from a minimum depth of 10 feet to a minimum depth of 8 feet;
- Standards for porches on residential buildings are reduced from a minimum depth of 4.5 feet to a minimum depth of 4 feet;
- The standard specifying the minimum height of a stoop to be 2.5 feet is eliminated;
- The size of required trees are reduced from a caliper of 2 inches to a caliper of 1.5 inches;
- The height of landscape hedges or walls is increased from 3 feet to 4 feet;
- The requirement for landscaping the interior of a parking lot is reduced from 8% to 5%;
- The minimum size requirement for a landscape island within a parking lot is reduced from 100 square feet to 75 square feet;
- The minimum width of a landscape planter is reduced from 7 feet to 5 feet;
- The requirement for landscaping the rear yard of a residential lot is replaced with a requirement that a rear yard shall be at a minimum seeded or mulched;
- The requirement for 3<sup>rd</sup> party verification requirement for green building compliance is eliminated;
- The requirement for energy star certification on all new construction is eliminated, although compliance with energy star standards is still required;
- The requirement for sustainability plans to be filed for all binding site plan/commercial development is eliminated;
- The residential fencing standards are relaxed to allow for fences to be a maximum of 6' in height, rather than 5' feet;

Other changes would amend the standards of park development that are embedded in the LUDR. Less trail construction, fewer landscape plantings and fewer park amenities would be constructed as the development of Badger Mountain South community occurs.

| Park Area         | Original Standard              |                                  |                  | Proposed Revision              |                                  |                  |
|-------------------|--------------------------------|----------------------------------|------------------|--------------------------------|----------------------------------|------------------|
|                   | Primary Trail<br>(lineal feet) | Secondary Trail<br>(lineal feet) | Trees/<br>Shrubs | Primary Trail<br>(lineal feet) | Secondary Trail<br>(lineal feet) | Trees/<br>Shrubs |
| The Ravine        | 2,500                          | 6,800                            | 60/100           | 1,500                          | 5,000                            | 60/100           |
| The Reserve       | 14,000                         | 6,000                            | 350/500          | 8,000                          | 4,000                            | 120/200          |
| The Orchard Green | 10,000                         | 5,200                            | 350/500          | 5,000                          | 2,000                            | 150/200          |
| <b>Totals</b>     | <b>26,500</b>                  | <b>18,000</b>                    | <b>760/1100</b>  | <b>14,500</b>                  | <b>11,000</b>                    | <b>330/500</b>   |



Other proposed changes to park standards are as follows:

- Required park amenities in The Reserve open space area eliminate a paved activity court and 2 volleyball courts and a community garden. In the Orchard Green area a required water feature would be eliminated;
- Restroom facilities have been eliminated as a requirement from local parks;
- Parkour stations have been added to the menu of required park amenities that are to be provided in local parks;
- The village green park has been eliminated altogether;
- The requirement for block parks (small tracts ranging in size between 5,000 square feet and one acre and generally use for passive open spaces) are eliminated;

Finally, there are proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) is revised. The primary change is that additional lands located along collector streets are designated as BMS Neighborhood Collector. Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) have been modified.

## ANALYSIS

The LUDR, adopted in 2010, is the City's first form based code. The LUDR places an emphasis on many smart growth planning principles. It encourages pedestrian activity through the integrated system of pedestrian and bicycle trails throughout the community; it will implement the plan to provide parks, shopping and schools within easy walking distance of every residence; it calls for narrow streets and small lots to slow vehicular traffic and make more efficient use of land; its' overall design encourages public transit; it includes provisions for mixed-use development and standards for building form, design and landscaping; and requires the use of energy conservation measures in the development of new buildings. Many of these standards are not even addressed at all in City Code, so the complexity of the LUDR far exceeds that of the City's standard development regulations.

Of all the changes proposed, the most significant ones allow residential lots that are accessed directly from the street and not from an alley. Combined with provisions that allow for three car garages, these amendments respond directly to the reasons listed by a variety of home builders as to why they have chosen to not build within the Badger Mountain South community. There is apparent resistance to alley loaded lots in our local market at this point. The amendments would still provide for alley loaded lots but they would no longer be mandated.

Elimination of alleys also reduces the costs of development. Cost reduction is another major reason for the proposed LUDR amendments. Required improvements to open space have been significantly reduced. The length of trails required to be constructed within the community is reduced by over 40%. Some required park amenities have



## AHBL's Summary of Proposed Modifications:

# PROJECT MEMO



TO: Rick Simon - City of Richland  
FROM: Todd Sawin, PE  
Tacoma Office - (253) 383-2422  
SUBJECT: LUDR Revisions

DATE: Nov. 9, 2014  
PROJECT NO.: 2133020.10  
PROJECT NAME: Badger Mountain South

The following is a summary of the proposed modifications to the LUDR to allow greater flexibility in design and remove some impediments that were proving difficult to design and enforce. The modifications will also help potential developers/builders with the costs associated with design and construction. To view the detailed revisions, please refer to the most recent redline copy of the LUDR document.

### ***Section 1- Introduction – How to Use the LUDR***

- The administrative deviation process is added. The process is currently described in the BMS Master Agreement and needed to be inserted into the LUDR for consistency.

### ***Section 2 – Urban Form Districts, Land Uses and Building Types***

- The 'Regulating Plan for Land Use and Urban Form' illustration has been updated to reflect some revisions to the districts.
- Changes to the 'Land Uses Allowed By District' Table were made primarily to the BMS-NC District to allow for single family uses.

### ***Section 3 – Urban Form Standards for Districts Other than Special Districts***

- Changes include removing "minimum height" and "story height" requirements; instead most height requirements are limited by "maximum height". The maximum height requirement is proposed to be 4 stories in BMS-VMU district; 35 feet in BMS-NC, BMS-NG and BMS-NE districts; and 40 feet in BMS-Civic district.
- Parking changes allow for compact parking stalls and allowed for on-street parking to be used in parking calculations.
- The BMS-NC District standards are modified to include standards for single family residential uses.
- Side yards are reduced from six to five feet.
- New requirements are proposed to allow for front loaded products with rear yards facing a collector street.
- In these situations the block lengths are required to be a minimum of 300 feet and 5 feet of landscaping is required between the rear yard and the collector street.
- The parking placement requirements and diagram is removed and the garage for front loaded lots is increased from a maximum of 2- to 3-cars for both BMS-NC and BMS-NG districts.

### ***Section 5 – Civic Space Standards***

- The 'Illustrative Plan for Civic Space Layout' amended to illustrate revisions to the open space areas.
- The required number of shrubs and trees for trails have been reduced.
- Local parks amenities are reduced from 3 to 2.
- The Village Green and Block Park standards are removed.
- The minimum greenbelt width requirement has been modified.
- A new trail map has been prepared.

### ***Section 6 – Street Standards***

- A new 'Regulating Plan for Streets' will be prepared to reflect LUDR changes. The plan will not show local streets and alleys.





- Various standards for the proposed streets and frontage types have been revised such as curb radii and parking.

### ***Section 7 – Block Standards and Project Targets***

- Section 7.B “Process for Subdividing Land” is removed – it is not necessary.
- Section 7.C Block Standards are revised:
  - Increased maximum block length,
  - Removed ‘required’ and replaced with ‘should be’ or encouraged where needed.
- Alley standard is revised to include dead-end alleys as long as they are no greater than 150-ft.
- Section 7.D Block Open Space Standards are removed.
- Minimized language in 7.E to be more concise.
- The “Illustrative Neighborhood Master Plan” illustration in Section 7.f will be replaced and retitled “Illustrative Neighborhood Development Plan”.
- Sections 7.G through 7.K are removed.

### ***Section 8 – Building Type Standards***

- Revised ‘Building Types Summary’ Table to allow cottage court, single-family house – street access garage and accessory units in the BMS-NC zoning district.
- Where parking, garages and services are allowed on an alley, language was also added to allow the same things to occur on a local street.

### ***Section 11 – Landscape Standards***

- Standards were added to require all landscaping conform with the requirements of RMC 23.54 Off-Street Parking and Landscaping.
- Minor text revisions allow smaller minimum caliper of trees, interior landscaping etc.
- Rear yard planting requirements are removed. At a minimum the rear yard shall be seeded or mulched for a stabilized surface.
- Replace Master Landscape Architect with BMS-MPA for approvals.

### ***Section 12 – Sustainability Standards***

- Language was revised to include more statements such as ‘promote’, ‘encourage’, goal.
- Geothermal heating has been added as a recommended element in Section 12.c.
- The requirement for a Sustainability Plan in Section 12.D was removed.

### ***Section 13 – Site Improvement Standards***

- Several revisions are made to fence standards including height, articulation and fence types.
- Increased flexibility is provided by allowing minor deviations when approved by BMS MPA.

LK/

Q:\2013\2133020\30\_PLN\Deliverables\_By\_Date\20140830\_LUDR\_Text\_Revisions\_DRAFT\_2133020.30.docx

## Appendix A4BMS-3: Land Use Tables

Visual representation of current LUDR Page 2-3, 2.C Land Use Table:

| Land Use Types | P= Permitted by right<br>P+Number = see Land Use Notes | LAND USES ALLOWED BY DISTRICT |           |      |        |        |           |      |           |            |           |
|----------------|--------------------------------------------------------|-------------------------------|-----------|------|--------|--------|-----------|------|-----------|------------|-----------|
|                |                                                        | BMS-VMU                       | BMS-NC    | -P   | BMS-NG | BMS-NE | BMS-CIVIC | -P   | BMS SD-SR | BMS SD-CMU | BMS SD-DR |
| Residential    | Single-family                                          | -                             | P         |      | P      | P      | -         | P-29 | P         | -          | -         |
|                | Multi-family                                           | P-1                           | P-2, 3    |      | P-3    | -      | -         | P-29 | P-4       | P-4        | P-4       |
|                | Senior Housing                                         | P-5                           | P         |      | -      | -      | -         | P-29 | -         | P-6        | P-6       |
|                | Assisted Living/Nursing Home                           | P-7                           | P         |      | -      | -      | -         | P-29 | -         | P          | -         |
|                | Accessory Unit                                         | -                             | P-8       |      | P-8    | P-8    | -         | P-29 | P         | -          | -         |
|                | Adult Family Home                                      | -                             | -         |      | P      | P      | -         | P-29 | -         | -          | -         |
| Retail         | Neighborhood Retail                                    | P                             | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | General Retail                                         | P                             | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | Large Scale Retail                                     | -                             | -         |      | -      | -      | -         | P-29 | P-11      | P-10       | P         |
|                | Parking Structures                                     | P-13                          | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Services       | Neighborhood Personal Services                         | P                             | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                | General Services                                       | P                             | P         |      | -      | -      | -         | P-29 | P-11      | P          | P         |
|                | Eating and Drinking Establishments                     | P                             | P-14      |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | Child Care                                             | P-15                          | P-15/P-16 |      | P-16   | P-16   | -         | P-29 | -         | P-15       | P-15      |
|                | Vehicular Services                                     | P-17                          | -         |      | -      | -      | -         | P-29 | -         | P-18       | P-18      |
|                | Storage                                                | -                             | -         | P-19 | P-19   | -      | -         | P-29 | -         | P-13       | P-13      |
| Office         | Hospitality/Lodging                                    | P                             | -         |      | -      | P-20   | -         | P-29 | P         | P          | P         |
|                | Neighborhood Office                                    | P                             | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                | General Office                                         | P                             | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                | Accessory Office                                       | P                             | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Civic          | Public Facilities                                      | P                             | -         |      | P-30   | -      | P         | P-29 | P         | P          | P         |
|                | Recreation and Cultural Facilities, Public and Private | P                             | -         |      | P      | -      | P         | P-29 | P         | P          | P         |
|                | Place of Worship                                       | P                             | P-21      |      | P      | -      | P-33      | P-29 | -         | -          | -         |
|                | Solar Panels or Arrays                                 | P                             | P         |      | P      | P      | P-22      | P-29 | P         | P          | P         |
| Other          | Vineyards and Other Agricultural Uses                  | -                             | -         |      | -      | P-23   | P         | P-29 | P-24      | -          | -         |
|                | Telecommunications Facilities                          | P-25                          | -         |      | -      | -      | P-32      | P-29 | -         | P-32       | P-32      |
|                | Parking lots                                           | P                             | P         |      | -      | -      | P-33      | P-29 | P         | P          | P         |
|                | Drive-through Window Service                           | P-26                          | P/P-26    |      | -      | -      | -         | P-29 | P-26      | P-26       | P-26      |
|                | Vending Carts                                          | P-27                          | -         |      | -      | -      | -         | P-29 | P-27      | P-27       | P-27      |
|                | Temporary Uses                                         | P-28                          | -         |      | -      | -      | -         | P-29 | P-28      | P-28       | P-28      |
|                | Special Events                                         | P                             | -         |      | -      | -      | P         | P-29 | P         | P          | P         |
|                | Gambling Premises                                      | -                             | -         |      | -      | -      | -         | P-29 | -         | -          | P         |

### 2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as "P", permitted by right, or "P-Number" which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City's Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.



Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.



Visual representation of proposed LUDR amendment Page 2-3, 2.C Land Use Table:

| LAND USES ALLOWED BY DISTRICT |                                                        |         |           |      |        |        |           |      |           |            |           |
|-------------------------------|--------------------------------------------------------|---------|-----------|------|--------|--------|-----------|------|-----------|------------|-----------|
| Land Use Types                | P= Permitted by right<br>P+Number = see Land Use Notes | BMS-VMU | BMS-NC    | -P   | BMS-NG | BMS-NE | BMS-CIVIC | -P   | BMS SD-SR | BMS SD-CMU | BMS SD-DR |
|                               |                                                        |         |           |      |        |        |           |      |           |            |           |
| Residential                   | Single-family                                          | -       | P         |      | P      | P      | -         | P-29 | P *       | - *        | - *       |
|                               | Multi-family                                           | P-1     | P-2, 3    |      | P-3    | -      | -         | P-29 | P-4 *     | P-4 *      | P-4 *     |
|                               | Senior Housing                                         | P-5     | P         |      | -      | -      | -         | P-29 | - *       | P-6 *      | P-6 *     |
|                               | Assisted Living/Nursing Home                           | P-7     | P         |      | -      | -      | -         | P-29 | - *       | P *        | - *       |
|                               | Accessory Unit                                         | -       | P-8       |      | P-8    | P-8    | -         | P-29 | P *       | - *        | - *       |
|                               | Adult Family Home                                      | -       | -         |      | P      | P      | -         | P-29 | - *       | - *        | - *       |
| Retail                        | Neighborhood Retail                                    | P       | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | General Retail                                         | P       | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | Large Scale Retail                                     | -       | -         |      | -      | -      | -         | P-29 | P-11      | P-10       | P         |
|                               | Parking Structures                                     | P-13    | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Services                      | Neighborhood Personal Services                         | P       | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                               | General Services                                       | P       | P         |      | -      | -      | -         | P-29 | P-11      | P          | P         |
|                               | Eating and Drinking Establishments                     | P       | P-14      |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | Child Care                                             | P-15    | P-15/P-16 |      | P-16   | P-16   | -         | P-29 | -         | P-15       | P-15      |
|                               | Vehicular Services                                     | P-17    | -         |      | -      | -      | -         | P-29 | -         | P-18       | P-18      |
|                               | Storage                                                | -       | -         | P-19 | P-19   | -      | -         | P-29 | -         | P-13       | P-13      |
| Office                        | Hospitality/Lodging                                    | P       | -         |      | -      | P-20   | -         | P-29 | P         | P          | P         |
|                               | Neighborhood Office                                    | P       | P/P-12    |      | P-12   | P-12   | -         | P-29 | P         | P          | P         |
|                               | General Office                                         | P       | P         |      | -      | -      | -         | P-29 | P         | P          | P         |
| Civic                         | Accessory Office                                       | P       | -         |      | -      | -      | -         | P-29 | P         | P          | P         |
|                               | Public Facilities                                      | P       | -         |      | P-30   | -      | P         | P-29 | P         | P          | P         |
|                               | Recreation and Cultural Facilities, Public and Private | P       | -         |      | P      | -      | P         | P-29 | P         | P          | P         |
|                               | Place of Worship                                       | P       | P-21      |      | P      | -      | P-33      | P-29 | -         | -          | -         |
| Other                         | Solar Panels or Arrays                                 | P       | P         |      | P      | P      | P-22      | P-29 | P         | P          | P         |
|                               | Vineyards and Other Agricultural Uses                  | -       | -         |      | -      | P-23   | P         | P-29 | P-24      | -          | -         |
|                               | Telecommunications Facilities                          | P-25    | -         |      | -      | -      | P-32      | P-29 | -         | P-32       | P-32      |
|                               | Parking lots                                           | P       | P         |      | -      | -      | P-33      | P-29 | P         | P          | P         |
|                               | Drive-through Window Service                           | P-26    | P/P-26    |      | -      | -      | -         | P-29 | P-26      | P-26       | P-26      |
|                               | Vending Carts                                          | P-27    | -         |      | -      | -      | -         | P-29 | P-27      | P-27       | P-27      |
|                               | Temporary Uses                                         | P-28    | -         |      | -      | -      | -         | P-29 | P-28      | P-28       | P-28      |
|                               | Special Events                                         | P       | -         |      | -      | -      | P         | P-29 | P         | P          | P         |
| Other                         | Gambling Premises                                      | -       | -         |      | -      | -      | -         | P-29 | -         | -          | P         |

(Continued on next page)

## 2.C LAND USE TABLE

The Land Use Table categorizes the range of uses or functions which may occupy a building in each of the Districts. The Districts are identified by name and by color-coded legend across the top bar of the table and the uses are identified in the column on the left of the table. These functional classifications are defined and examples are provided in Section 14, the Glossary.

The functional classifications or uses are identified for each District as "P", permitted by right, or "P-Number" which refers to the numbered Notes Table 2.C.1 below for additional information, restrictions or exclusions. If there is neither reference, the use is not permitted within that District.

The City's Administrative Official may allow a use that is unlisted in the Land Use Table if all conditions of LUDR 1.G.3 apply.



Indicates -P Overlay District - see 2.B, Regulating Plan for Land Use and Urban Form for specific locations.

*\*In an effort to protect the intent of the Specialty Districts, land use shall be restricted to the permissible Retail, Services, Office, Civic and Other land use types until 90% of full build out is complete as defined in the FSEIS. Residential Land Use Types that allow for live/work; Commercial; Commercial/Mixed-use-Liner over commercial shall be allowed so long as they are physically attached to a business. Standalone residential units such as: duplexes, townhomes, single-family, multifamily homes shall not be developed during this period. Once 90% of full build out is complete, restrictions on Residential Land Use Types will be removed. At that time, all the land uses that are permitted in the Residential Land use shall be permitted.*



## Appendix A4BMS-4: Specialty Districts

### Master Agreement Between the City of Richland and Nor Am Investment, LLC Regarding the Community Known as Badger Mountain South. (Page 11)

#### 16. CITY'S CONTRIBUTION TO SPECIAL DISTRICT-SPECIALTY RETAIL IMPROVEMENTS.

16.1 The Port of Kennewick is considering investing in the Specialty Retail District in Badger Mountain South in order to construct a world class pedestrian-oriented destination village, which will include numerous uses related to the agricultural products of the region, including wines and grapes (See LUDR, Exhibit C). It is also intended to include class rooms, meeting areas, hotel, restaurants, and other related uses, all centered around a common pedestrian corridor. The City is also desirous of investing funds to stimulate tourism and economic development. If the City invests lodging tax revenues in improvements to this district in order to stimulate tourism, then the amount of lodging taxes generated from Badger Mountain South shall not be used in the annual revenue calculation required by paragraph 15.2.

16.2 The parties intend to enter into further agreements regarding the preparation of a master site plan for the specialty retail area, and the design and construction of certain improvements within the specialty retail area, including a business incubator building, a public meeting area, and related public facilities. It is contemplated that that the agreement will be a three party agreement between the City, the Port of Kennewick, and Nor Am and will include an investment by all parties.

### Descriptions of Districts from City of Richland Badger Mountain Subarea Plan (Pages 28-29)

#### **Badger Mountain Specialty Retail:**

The Badger Mountain Specialty Retail (BMSR) commercial designation is identified for areas that will be developed to have a particular draw for tourists or other visitors, while also providing goods and services to the local population. This land use designation is only found within the Badger Mountain South area. It is intended that areas identified as BMSR be developed according to distinct design standards found in the related Badger Mountain South Development Agreement to ensure that a sense of cohesiveness is achieved through coordinated use of building materials, landscaping, signage and lighting. Its location near the freeway interchange will allow the creation of an attractive and inviting entry to South Richland and will concentrate the impact from more auto-oriented uses away from the primary residential neighborhoods.

The area identified as BMSR is being planned to develop as the Badger Mountain South Wine Village and would include a variety of uses and employers such as a wine business incubator, other wineries, demonstration vineyards, boutique hotel, other retail, and goods and services associated with wineries and hospitality in general. The concept plan also includes a public gathering plaza, outdoor amphitheater and sustainable design demonstration features. The build out of the Badger Mountain South Wine Village would occur in stages dependent upon market conditions.

**Badger Mountain Destination Retail:**

Badger Mountain Destination Retail (BMDR) is a land use designation applicable to properties in Badger Mountain South that lie west of Dallas Road at the I-82 interchange. The purpose of this designation is to capture retail and other commercial users that provide goods and services to both the nearby neighborhoods and to the traveling public. At full build out this area would contain a well-conceived and well-designed retail center with a variety and mix of uses, including anchor stores, multi-screen theater, restaurants, service stations, as well as a major, stand-alone retailer. This district is especially suitable for freeway-related uses, including high volume retail, food and specialty stores. Uses here would be sited using the design guidelines found in the Badger Mountain South Development Agreement in order to provide an attractive southern gateway to the City of Richland and to the neighborhoods within the Badger Mountain Subarea.

**Badger Mountain Commercial Mixed Use:**

The Badger Mountain Commercial Mixed Use (BMCMU) designation applies only to properties in Badger Mountain South. It is concentrated within two neighborhood centers as well as being applied to some of the land area adjacent to Dallas Road. The purpose of the BMCMU designation is to concentrate a greater variety of activities within key areas of the community that include public transit, retail, medical and office uses along with residential uses. In many instances, residential will be located within many of the same commercial structures; some residential units may be live-work units where the living quarters is above one's shop or office. Residents will benefit by having a short walk for groceries, or to other stores and service providers, and businesses benefit by having customers living above or around them. Other areas identified for BMCMU may be appropriate for general and corporate office or limited medical facilities and other professional activities. In all cases, in areas identified as BMCMU an important component will be the inclusion of gathering places, public areas that help to provide a sense of identity and an opportunity for community-building.

The type, configuration, and density of development here will also appeal to neighborhood shoppers and will encourage pedestrian traffic between businesses, facilitate efficient mass transit, and consequently require less reliance on motor vehicles. Low intensity uses are not desirable within this area. However, places of worship and public uses including a fire station, satellite police facility, or public library branch can be important additions to the mixed use districts.

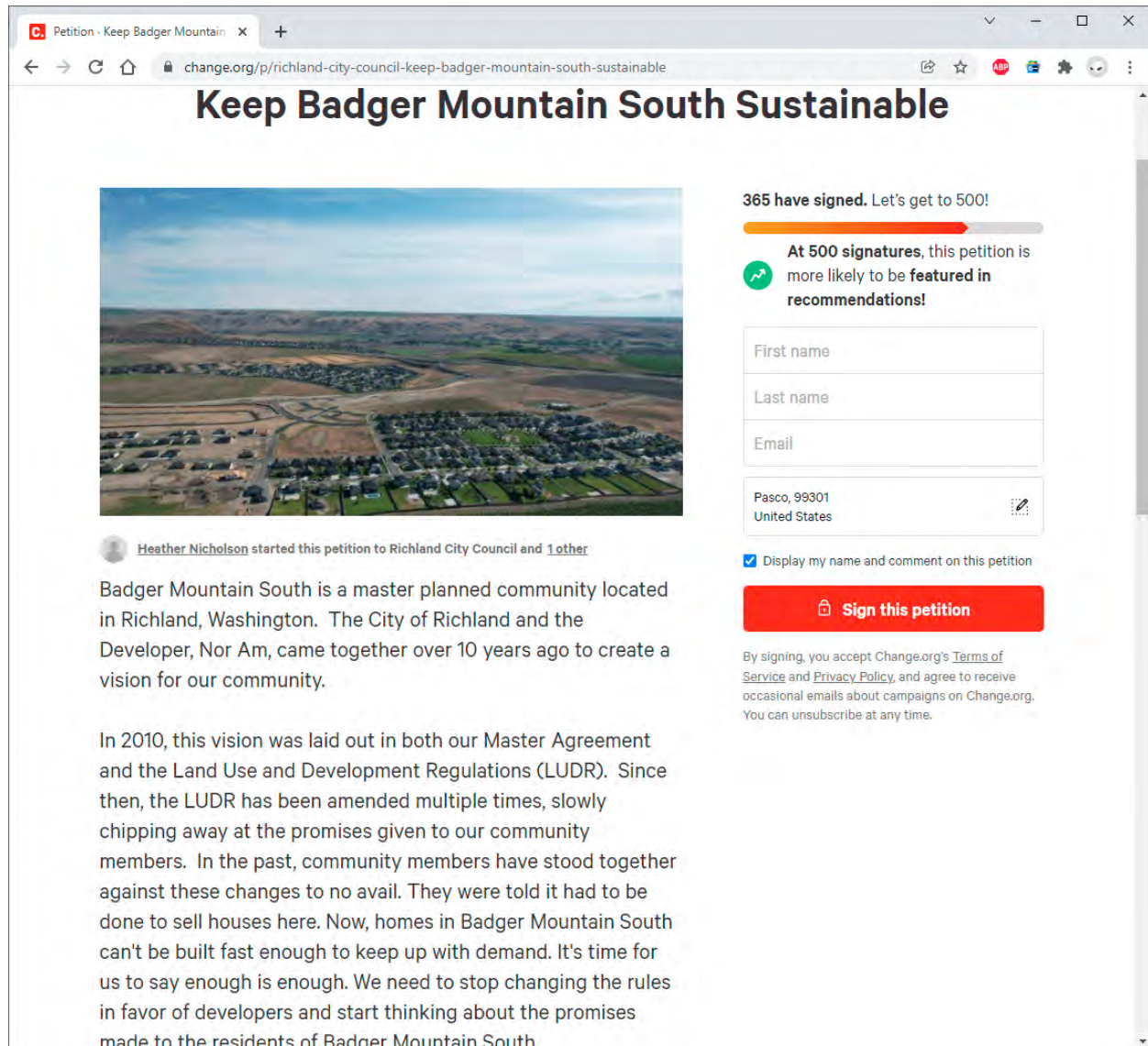


## Appendix A4BMS-5: Petition to Keep Badger Mountain South Sustainable

**URL:** <https://www.change.org/p/richland-city-council-keep-badger-mountain-south-sustainable>

**Captured:** 1/17/2022

**Screenshots of Petition:**



The screenshot shows a web browser window displaying a petition on Change.org. The petition title is "Keep Badger Mountain South Sustainable". Below the title is a large aerial photograph of a suburban neighborhood with houses and green spaces. To the right of the photo, a progress bar indicates that 365 people have signed, with a goal of 500. A green checkmark icon and text state: "At 500 signatures, this petition is more likely to be featured in recommendations!". Below this is a sign-up form with fields for "First name", "Last name", and "Email". There is also a field for "Location" with the text "Pasco, 99301 United States" and a small icon of a location pin. A checkbox labeled "Display my name and comment on this petition" is checked. A prominent red button with a white lock icon and the text "Sign this petition" is located below the form. At the bottom of the form, there is a small disclaimer: "By signing, you accept Change.org's Terms of Service and Privacy Policy, and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time."

**Keep Badger Mountain South Sustainable**

365 have signed. Let's get to 500!

At 500 signatures, this petition is more likely to be featured in recommendations!

First name

Last name

Email

Pasco, 99301  
United States

☒ Display my name and comment on this petition

**Sign this petition**

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

Heather Nicholson started this petition to Richland City Council and 1 other

Badger Mountain South is a master planned community located in Richland, Washington. The City of Richland and the Developer, Nor Am, came together over 10 years ago to create a vision for our community.

In 2010, this vision was laid out in both our Master Agreement and the Land Use and Development Regulations (LUDR). Since then, the LUDR has been amended multiple times, slowly chipping away at the promises given to our community members. In the past, community members have stood together against these changes to no avail. They were told it had to be done to sell houses here. Now, homes in Badger Mountain South can't be built fast enough to keep up with demand. It's time for us to say enough is enough. We need to stop changing the rules in favor of developers and start thinking about the promises made to the residents of Badger Mountain South.

Petition - Keep Badger Mountain

change.org/p/richland-city-council-keep-badger-mountain-south-sustainable

Today, the City and Nor Am are working together again to amend the LUDR. This time, they are decreasing both our park and open space acreage by over 172 acres. They are also removing the minimum required acreage for our open space parks. In addition, they are eliminating block parks, adding more residential allowances in our business districts without limit, and allowing storm ponds (or any land the developer chooses) to count as open space. All of this threatens the sustainable community we were promised.

Our community is coming together once again to ask that these specific amendments be stopped. The people who already live here and the people who want to live here believe in the vision of a sustainable Badger Mountain South. Gutting those promises any further will completely change the heart of our community.

Once the acreage set aside for parks is bulldozed and has homes placed on it, once the business district is covered by residential lots, once the lots that were supposed to be used for children's play areas are gone, it will be too late to save the integrity of Badger Mountain South.



Start a petition of your own

This petition starter stood up and took action. Will you do the same?

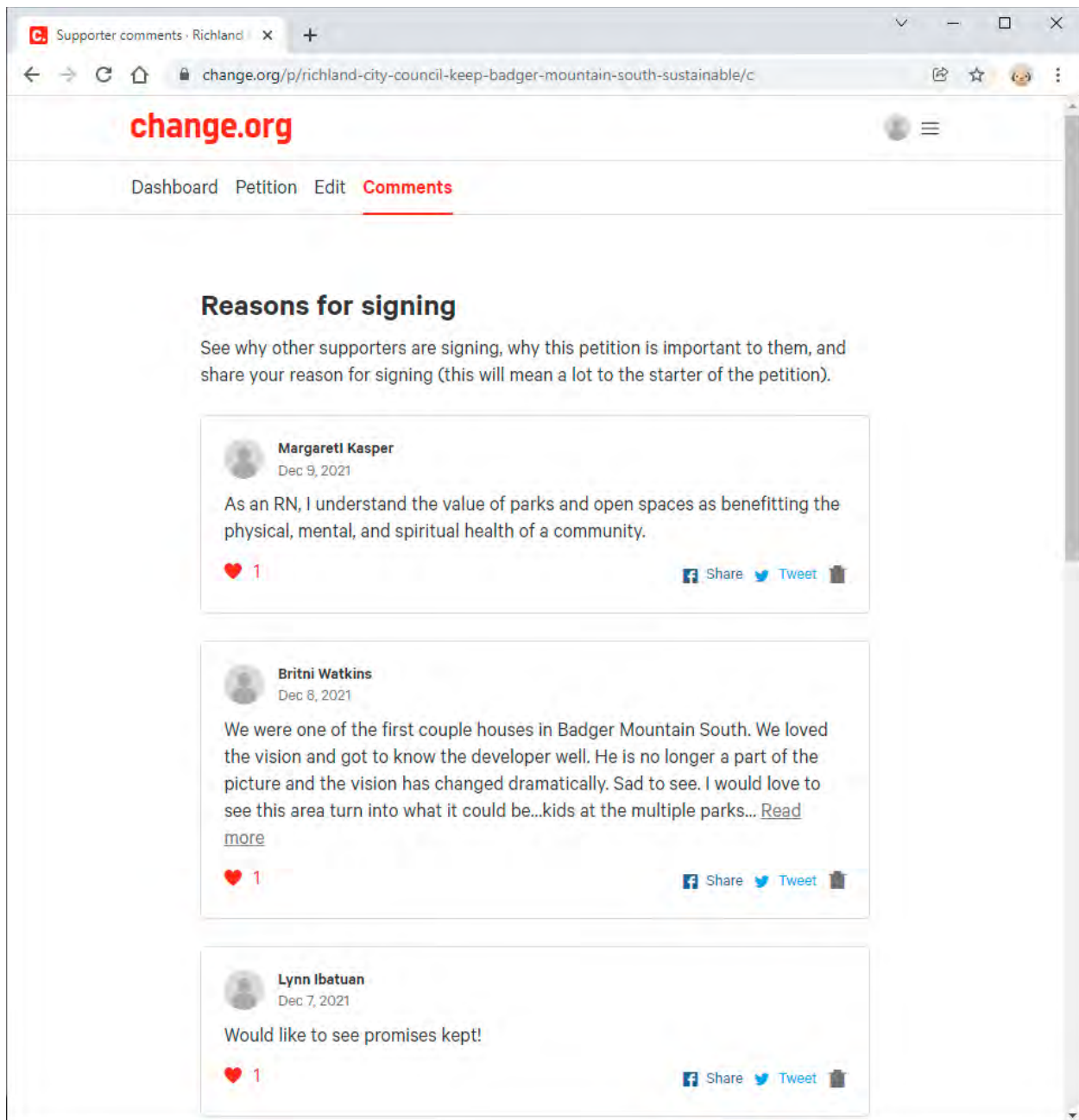
Start a petition

Updates

Final Day to Send the City Written Comments on Proposed Changes



## Screenshots of Comments:



Supporter comments - Richland | X

change.org/p/richland-city-council-keep-badger-mountain-south-sustainable/c


**Erin Story**  
 Dec 6, 2021

Small cities are finding out more homes per acre = more tax revenue. More tax revenue = more \$ in city managers' pockets. 5 Acre -> 1 Acre -> 10,000 SQFT -> 60000SQFT -> multi-family... How many people can we squeeze on top of each other to make more \$? Parks? We don't need parks. How many more parks can we turn into homes so we get more money in our pockets? Stop the Tri-Cities from bringing Seattle here. If we wanted to live in Seattle or Portland, we would. Look around at the increases in crime and neighbor conflicts. Part of the reason for this is people living on top of each other. Sign petitions, attend city meetings, vote.

3

Share Tweet


**Christa Jolley**  
 Dec 5, 2021

I care about what happens on the Tricities.

1

Share Tweet


**Kevin Nicholson**  
 Dec 5, 2021

When choosing a home, the vision of Badger Mountain South spoke to me. Live Here, Work Here, Play Here. Walk your kids to school. Let them play in the parks. Shop specialty retail. Enjoy a winery. Try horseback riding on an equestrian trail. That's a place to put down roots and call home. But all these rule changes are effectively changing the motto to "Live Here...There's Lots of Houses to Choose From!" Enough is enough...make the original vision a reality!

6

Share Tweet

## Stevens, Mike

---

**From:** Heather Nicholson <hansen.hch@gmail.com>  
**Sent:** Monday, January 17, 2022 3:04 PM  
**To:** Stevens, Mike  
**Subject:** Re: Public Comment for CA2021-1018 LUDR Changes

Sorry for the additional email, I forgot to include my address: 4717 Barbera St, Richland, WA 99352.

Thanks again,  
Heather

On Mon, Jan 17, 2022 at 2:40 PM Heather Nicholson <[hansen.hch@gmail.com](mailto:hansen.hch@gmail.com)> wrote:  
Hi Mike,

I hope you're enjoying the long weekend!

Attached you will find our response to the proposed LUDR Changes. The first attachment is titled 'Action 4 Badger Mountain South Submittal Packet' and contains 66 pages.

The second is a two page proposed amendment submitted to me by another resident in Badger Mountain South.

Please confirm all the attachments work.

Thank you!  
Heather

Proposed Amendment: 7 Foot Fence Height

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Section 13.A Fencing**

**Page 13-2, 1.b. Residential Standards**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height arched top on top of fence, for a maximum total fence height of 6 ft. Arched top shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade. Arched top not required in neighborhood edge lots.

**The suggested amendment:**

LUDR

**Page 13-2, 1.b. Residential Standards**

**Change from:**

(1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height.

**Change to:**

(1) Side, rear yard, and Alley fences shall be a maximum of 7 ft. in height.

**Change from:**

(1) All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height arched top on top of fence, for a maximum total fence height of 6 ft.

**Change to:**

(1) All solid or 0% transparent fences shall consist of 72 inches height solid fencing, with an 12 inches height arched top on top of fence, for a maximum total fence height of 7 ft.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**



**A. (Promotes the public health, safety and welfare)**

Badger Mountain South has a lot of homes on a major collector street known as Bella Coola Lane. The people who live on this street lack sufficient privacy from high area foot traffic. People frequently walk the street and look over the walls into homes and yards. This affects the privacy, safety, and security of the residents. The intent of limiting wall heights is usually to protect views, however these homes along Bella Coola are not obscuring any natural view. Increasing the height limit to 7 feet on neighborhood edge lots is a great idea due to high foot traffic volume and the need for extra privacy.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

In order for the entire neighborhood to match along Bella Coola Rd, the developer should increase the height of the original block wall. It is currently only 5ft and the new walls behind West Village Phase 5 are 6ft. Both should be increased to 7 ft to provide better safety and privacy for all.

Dear City Planning Commissioners,

This letter is in response to the City Staff Report for File No: CA2021-108 Badger Mountain South Land Use & Development Regulations (LUDR) Update.

We would like to respectfully draw attention to pages 7-10 of the staff report. Here, the City discusses one of our biggest concerns: the loss of Civic/Open Space acreage in the Badger Mountain South Community. We'd like to specifically address the suggestion that illustrative maps be used as a tool to estimate Civic/Open Space in BMS. We disagree with this suggestion, and provide a thorough analysis below.

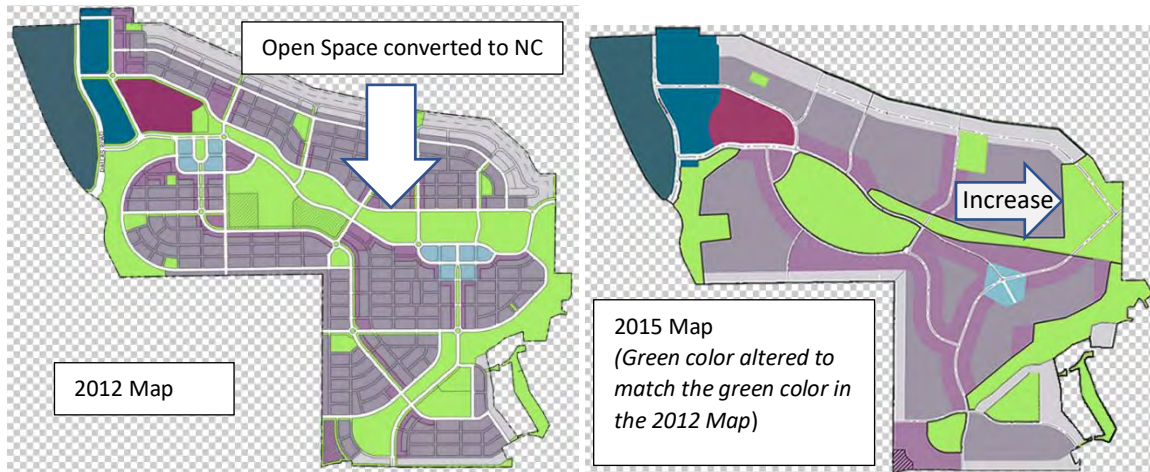
According to the City, there is a need to refer to the illustrative maps because the 2015 LUDR amendments did not explicitly state there would be a dramatic loss of Civic/Open Space in Badger Mountain South: "Nowhere was the removal of Civil [sic] Space acreage specifically identified within documents that had been reviewed by either party."

The City therefore suggests that the illustrative maps approved as part of the 2015 amendments reflect the contested loss of Civic/Open Space. Subsequently, the City provides both the 2012 illustrative map and the 2015 illustrative map in the Staff Report. They invite you to compare the difference in green space between them, stating "changes to that map removed a significant portion of Civic Space (Open Space) from the site." It's then reported that AHBL calculated the difference in the maps' respective green spaces and concluded that 221 acres of Civic/Open Space remain. **This would represent a loss of 52.4% of Civic/Open Space** ( $464 - 221 = 243$ ,  $243 / 464 = 52.4\%$ ).

The City also refers back to language from the 2015 amendment which reads (emphasis added):

*"Finally, there were also proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) was revised. **The primary change was that additional lands located along collector streets are to be designated as BMS Neighborhood Collector.** Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) were modified."*

First, we would like to point out that this text excerpt does not indicate a loss of Civic/Open Space. What the text does say, is that the Civic/Open Space along the collector streets will be designated as residential areas. While this could be perceived as a loss in Civic/Open Space, there was also a substantial increase in Civic/Open Space along the Eastern edge of Badger Mountain South. One could easily conclude they were trying to balance out the removal of Open Space along collector streets by adding more Open Space to the Eastern Edge as illustrated below:



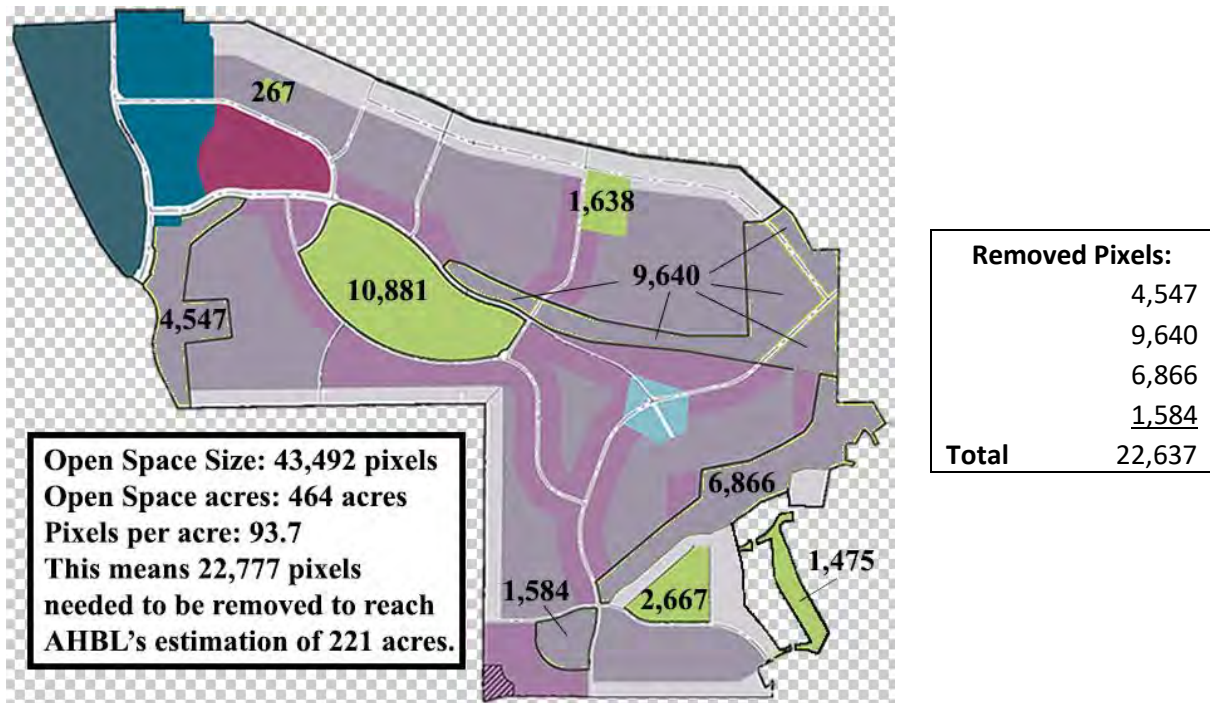
Additionally, we need to address the claim that there is a clear loss of green coloring between the 2012 map and the 2015 map. To our eyes, **it's not evident that 52% of green coloring was taken away**. So, we decided to run the calculations in a way that was as free of bias as possible. Please see the attachment for a detailed description of our process and methodology. To summarize our process, we pulled the maps into Photoshop and calculated the map's total pixels using the histogram feature. We then calculated the green pixels which represent the Civic/Open Space. We divided the green pixels by the overall map pixels to find what percentage of the map was dedicated to Civic/Open Space.

Our findings show that 24.4% of the 2012 map was classified as Civic/Open Space. After the 2015 amendments passed, the map had 21.1% of its land classified as Civic/Open Space. This indicates a 3.3% decrease in Civic/Open Space as a result of the 2015 changes to the illustrative map.

Using the original 464 acres for Badger Mountain South's Civic/Open Space, **this decrease would be equivalent to a loss of 15.3 acres**. This is roughly in line with the loss of 12 acres as a result of the 2015 amendments.

**A 3.3% loss is definitely not in line with the claim that the 2015 map amendments removed 252 acres of Civic/Open Space.**

To further demonstrate this point, we've included our own illustrative map which shows what the map would have looked like had 52% of Civic/Open Space been removed in 2015. We've added some labels to show pixel counts of the various Civic/Open Spaces.



In conclusion, it's unrealistic to suggest the 2015 Planning Commissioners and City Council members knowingly approved the reduction of Civic/Open space by 252 acres. We cannot stress enough that the loss of hundreds of acres of Civic/Open Space was not addressed in any filings or meetings in 2014-2015. No city official mentioned it and, perhaps more importantly, no Nor Am document addresses it. Moreover, the maps do not reflect this reduction. Think of the burden this kind of mentality would place on you; if every time a map was put in front of you, you had a personal duty to determine how much landmass was taken away just by looking at it.

Thank you for your time,

Heather Nicholson

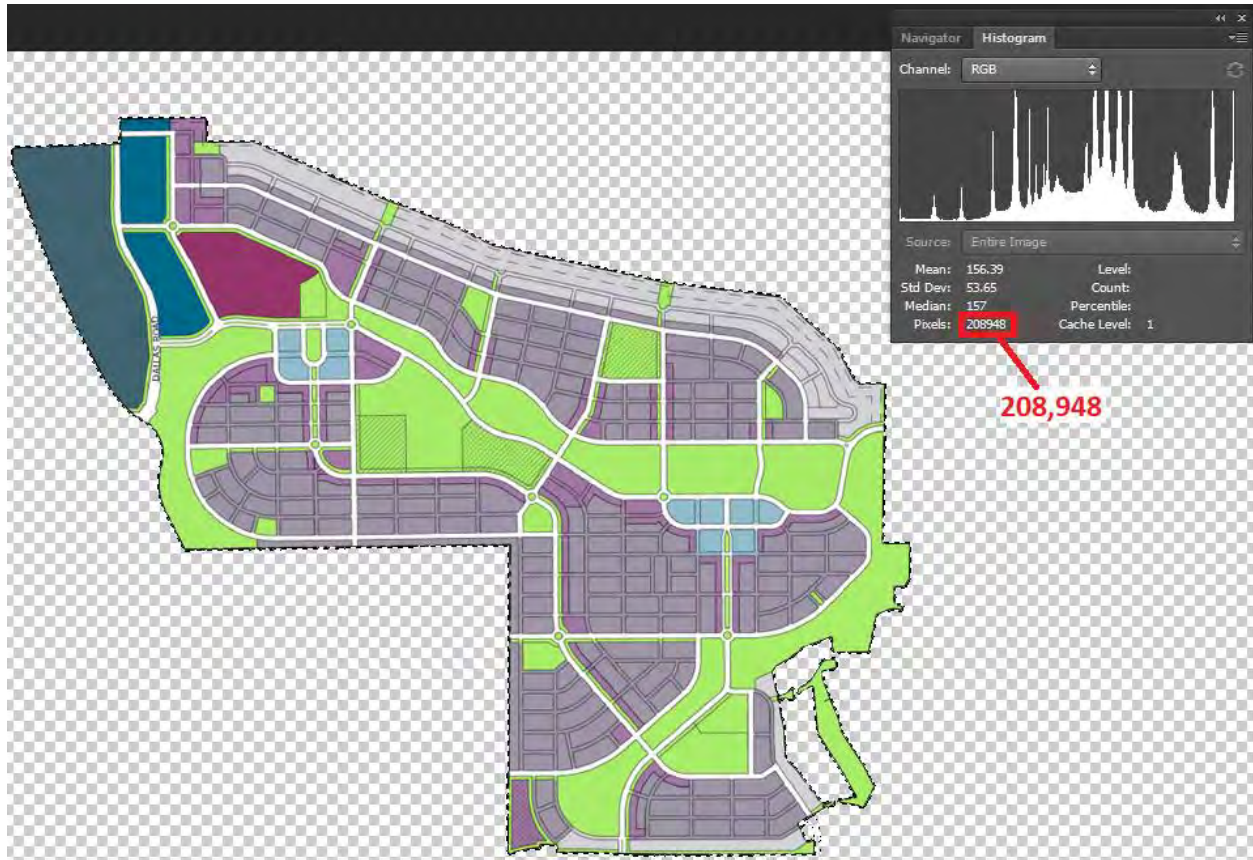
Attachment: Method for Calculations in Illustrative Maps

For an in-depth discussion on acreage allotment please refer to page 229 of the staff report.

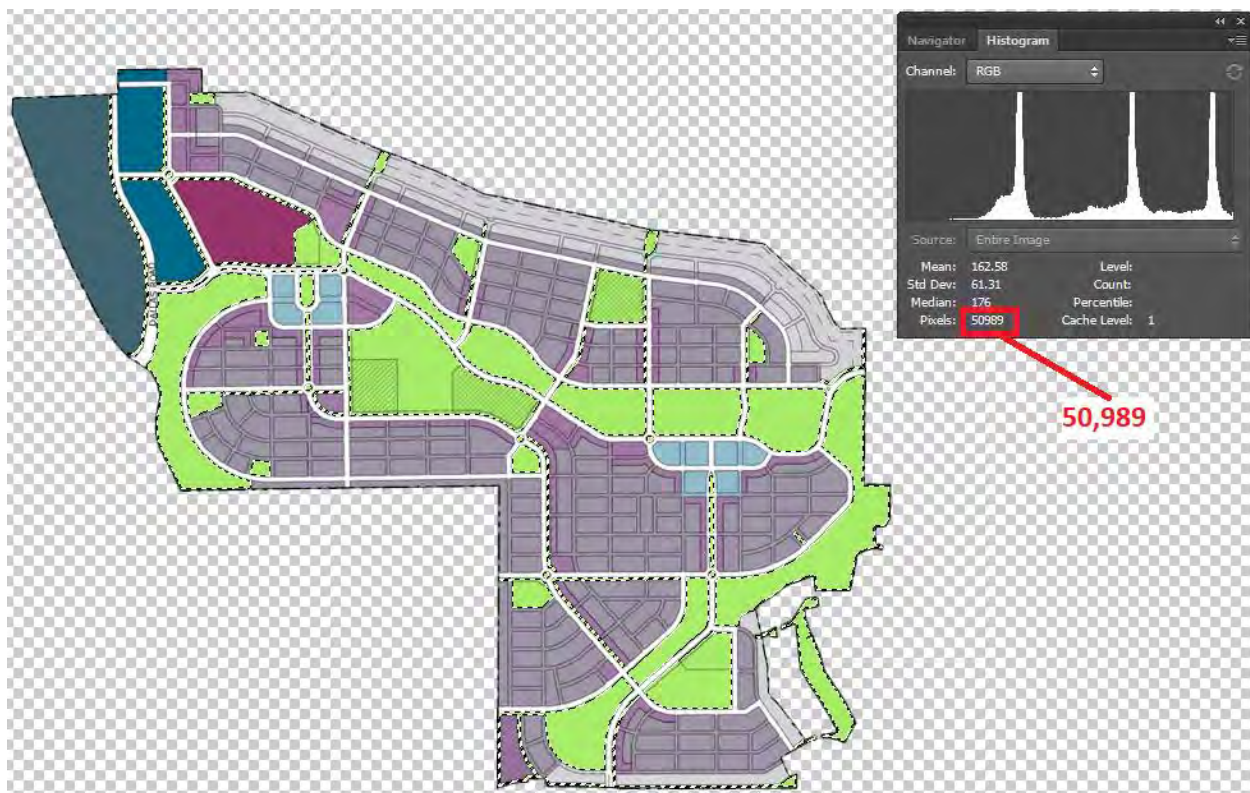


### Attachment: Method for Calculations in Illustrative Maps

We took the 2012 LUDR land designation map and copied it into Adobe Photoshop. Using the histogram feature, we were able to ascertain the total number of pixels in the map (208,948). While the number of pixels is dependent on the size of the original image, we utilize this number so we can create a percentage of Civic/Open Space area against the total map area.



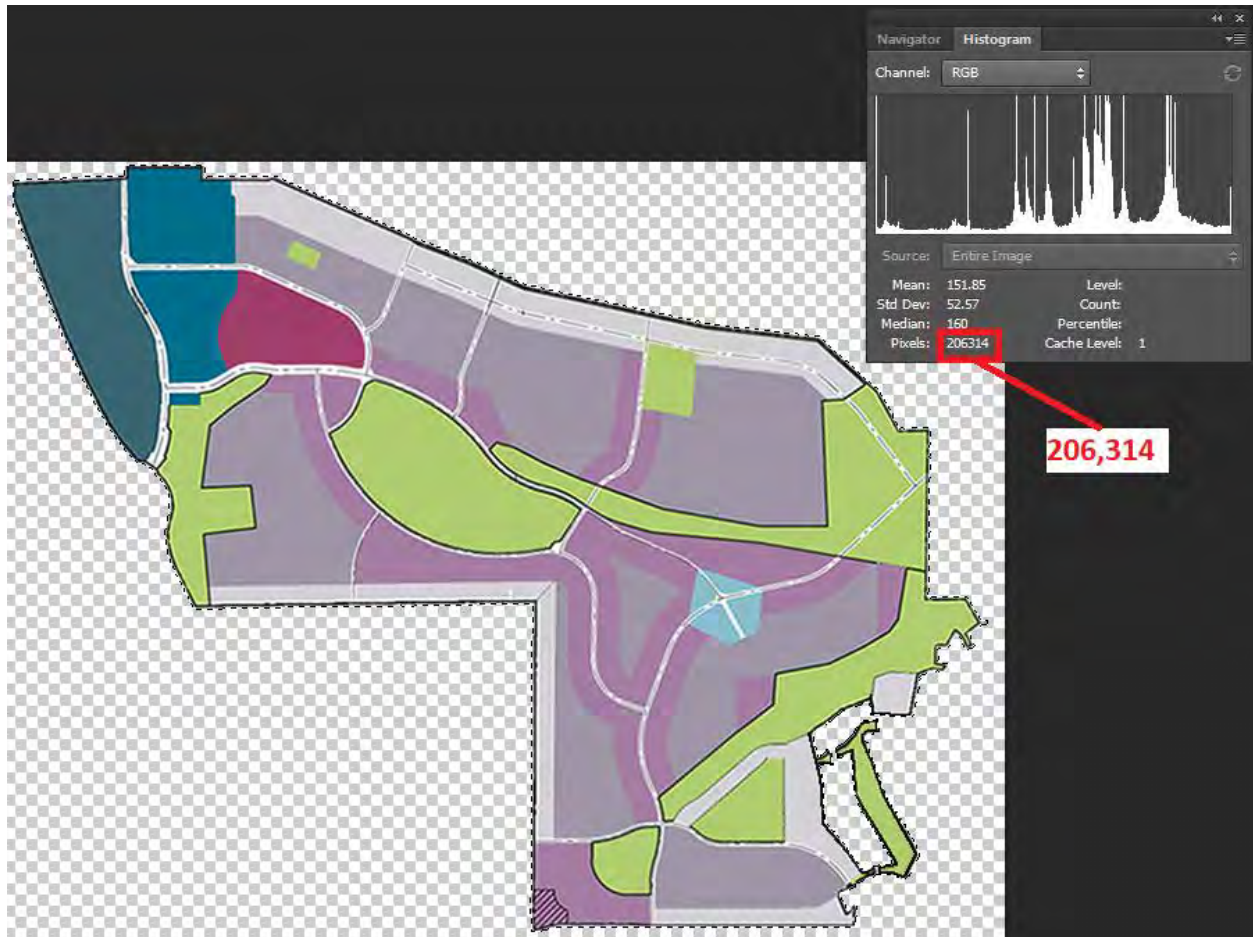
We then used Photoshop's "Select Color Range" function to select the bright green areas which are designated as Civic/Open Space. We then fine-tune selected pixels which the function didn't catch, such as the off-color in the overlays. In the screenshot below, these selected areas have the black dashed border around them. The total number of selected pixels is shown at 50,989:



**To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $50,989 / 208,948 = 24.40\%$ . This means the map from 2012 depicts Badger Mountain South as having 24.4% of Civic Space.**

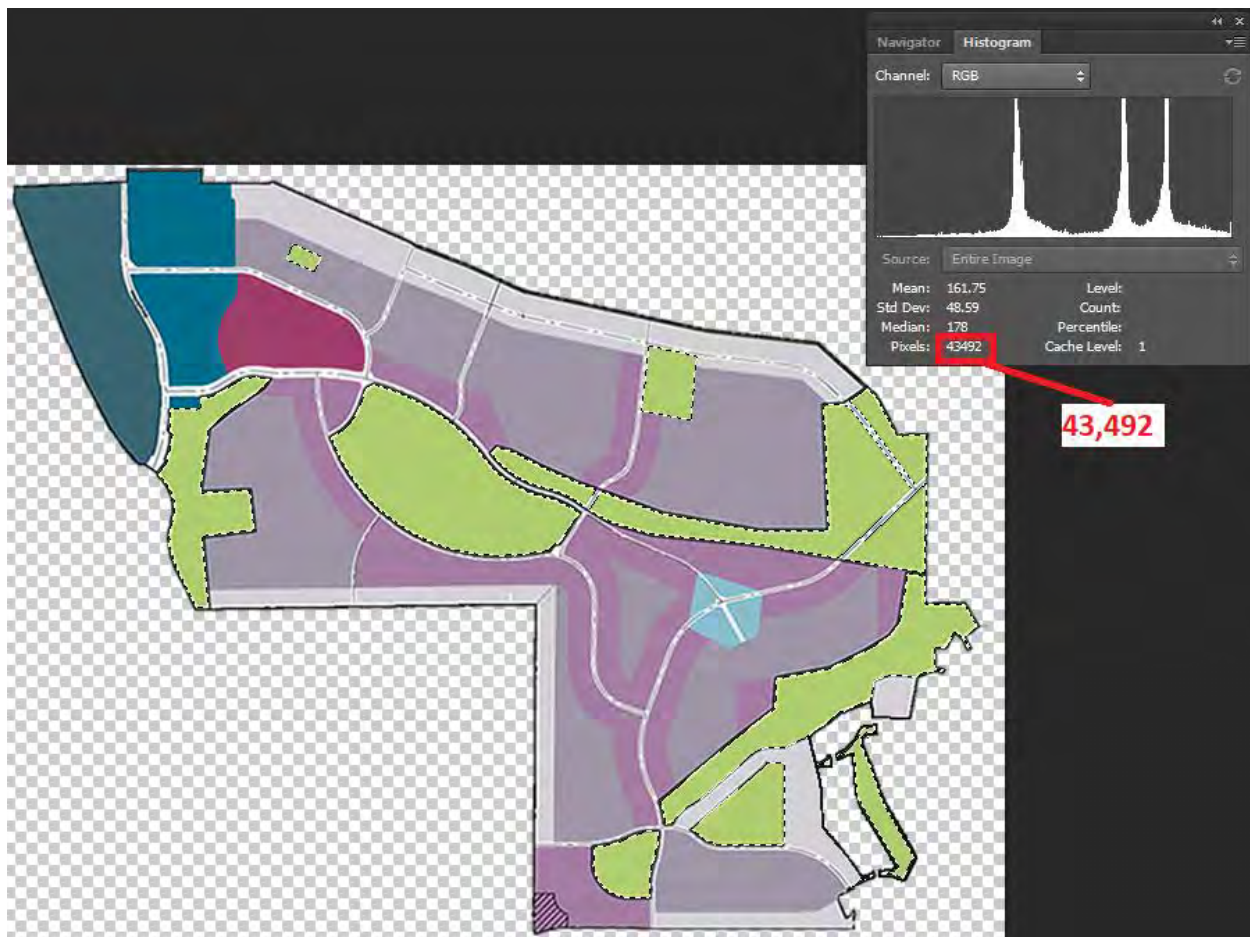
This is a great example of how this map is just for illustrative purposes only. When Nor Am and the City agreed on the specifics of Badger Mountain South, 464 acres were set aside for Civic/Open Space out of a total BMS Acreage of 1480 Acres.  $464/1480 = 31.4\%$ . This means that Badger Mountain South was meant to be 31.4% Civic/Open Space. This illustrative map was 7% short of the target.

We performed these exact same steps on the approved 2015 LUDR map. It's important to note that on the 2015 map we were able to remove the cross-hatch markings on the overlay districts. This allows us to more easily capture the exact size of each green area. In addition, a subdivision was added to the 2015 map that was not included in the 2010 map. As no new acreage was actually brought into BMS in 2015, we took this land mass out so we could compare apples to apples. No other changes were made. This resulted in a total pixel count of (206,314):



As before, we then used Photoshop’s “Select Color Range” function to select the green areas which are designated as Civic/Open Space. In the screenshot below, these areas have the black dashed border around them. The total number of selected pixels is shown at 43,492:





To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $43,492 / 206,314 = 21.08\%$ . This means the map from 2015 depicts Badger Mountain South as having 21.1% of Civic/Open Space.

If the 2012 map showed 24.4% Civic/Open Space and the 2015 showed 21.1% Civic/Open Space, this indicates a decrease of 3.3% of Civic/Open Space as a result of the changes to the Illustrative map.

### Photoshop Settings Used

For purpose of data replication or validation, we have provided the Photoshop settings we used below.

- Magic Wand settings were 32 Tolerance and Contiguous checked.
- We used “Localized Color Clusters” with Fuzziness 200 and Range 100%.
- Photoshop version CS6



Richland Planning Commission  
C/O Mike Stevens  
Planning Manager  
City of Richland Wa.

Reference: CA 2021-108 – Proposed amendment to the Badger Mountain South Land Use and Development regulations (LUDAR)

And Also - Reents/Hofstad ET Al Comprehensive Plan amendment application for Tract C of the Plat of Reata Ridge

Planning commissioners,

As homeowners within the Reata Ridge Subdivision, we would like to show our support for the application submitted by NorAm Inc., which in part would remove existing open space within the Reata Ridge Subdivision, referred to as Tract C, from the Badger Mountain South LUDA. From review of the LUDAR, numerous documents, and discussions with involved parties it is a fact that the properties within the Reata Ridge subdivision are not part of the Badger Mountain South subdivision nor were they held to any of the LUDAR requirements of Badger Mountain South when developed. The Plat of Reata Ridge was actually approved and under development prior to BMS or the LUDAR. The section of land known as Tract C is completely surrounded by homes within the Reata Ridge subdivision and has no direct access to Badger Mountain South. The homes in Reata Ridge have no similarity to those in Badger Mountain South and are all on ½ acre lots or larger, we have no sidewalks and no Home Owners Association. Furthermore, Badger Mountain South development plans do not include any current or future efforts to develop or maintain Tract C as part of open space within the Badger Mountain South subdivision.

To date this land is in private ownership by Teresa Reents and Ken Hofstad who have sold off small sections of land to several neighbors in order to allow them to make their yards larger and have the room for pools, shops, etc. For the most part the land has been untouched other than the initial grading of the land when the development was started. For the homeowners within the Reata Ridge subdivision it is an eyesore, covered in sagebrush and weeds, contributes to an on-going dust control issue, and has been identified in the past as a potential fire hazard in the summer months. With the 2017 private purchase of the land by Reents/Hofstad followed by the sale of smaller sections of land to homeowners that boarder tract C, there is a potential for this land to be vastly improved. Individuals who have purchased sections of tract C have numerus plans to improve this land by integrating into their existing properties. Mrs Reents and Mr. Hofstad also have plans to maintain a portion of Tract C as common space for Reata Ridge subdivision homeowners to enjoy. This is an idea that historically has had strong support from 90% or more of the homeowners in Reata Ridge.

Removing this land from the LUDAR is the first step in the right direction and will afford homeowners within Reata Ridge, along with allowing Mrs. Reents and Mr. Hofstad to make improvements to this land that will benefit all members of the Reata Ridge subdivision. If this is approved it will have no bearing or negative effect on homeowners in the Badger Mountain South Development.

Mrs. Reents and Mr. Hofstad along with those that have purchased a section of Tract C have applied for a comprehensive plan amendment and we would like it noted that we also support this amendment.

Respectfully,

Homeowners within the Reata Ridge Subdivision

- 1 Teresa Reents 2853 Sunshine Ridge Rd
- 2 Ken D Hofstad 2853 Sunshine Ridge Rd.
- 3 D. Moody 2878 Sunshine Ridge Rd.

4 ~~Reene P. H. Jr~~ 2926 Sunshine Ridge Rd  
5 ~~Candis Clark~~ 2938 Sunshine Ridge Rd.  
6 ~~W. E. Bit~~ 2931 Sunshine Ridge Rd.  
7 Wes Arney 2919 Sunshine Ridge Rd  
8 2837 Sunshine Ridge Rd.  
9 ~~Abrey~~ 2837 Sunshine Ridge Rd.  
10 ~~72~~ 2829 Sunshine Ridge Rd.  
11 ~~W. E. Bit~~ 2894 Karlee Dr.  
12 ~~W. E. Bit~~ 2894 Karlee Dr.  
13 ~~Colman~~ 2986 Karlee Dr.  
14 Kayla McCole 2986 Karlee Dr.  
15 ~~B. A. H. H. H.~~ 2877 Sunshine Ridge Rd  
16 Britney H. H. 2877 Sunshine Ridge  
17 Jeff H. H. 2831 Sunshine Ridge  
18 ~~Renee H. H. H.~~ 2831 Sunshine Ridge  
19 Susie Wells 2974 Karlee Dr.  
20 Lee Welch 2974 Karlee Dr.

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Richland Planning Commission  
C/O Mike Stevens  
Planning Manager  
City of Richland Wa.

Reference: CA 2021-108 – Proposed amendment to the Badger Mountain South Land Use and Development regulations (LUDAR)

And Also - Reents/Hofstad ET Al Comprehensive Plan amendment application for Tract C of the Plat of Reata Ridge

Planning commissioners,

As homeowners within the Reata Ridge Subdivision, we would like to show our support for the application submitted by NorAm Inc., which in part would remove existing open space within the Reata Ridge Subdivision, referred to as Tract C, from the Badger Mountain South LUDA. From review of the LUDAR, numerous documents, and discussions with involved parties it is a fact that the properties within the Reata Ridge subdivision are not part of the Badger Mountain South subdivision nor were they held to any of the LUDAR requirements of Badger Mountain South when developed. The Plat of Reata Ridge was actually approved and under development prior to BMS or the LUDAR. The section of land known as Tract C is completely surrounded by homes within the Reata Ridge subdivision and has no direct access to Badger Mountain South. The homes in Reata Ridge have no similarity to those in Badger Mountain South and are all on ½ acre lots or larger, we have no sidewalks and no Home Owners Association. Furthermore, Badger Mountain South development plans do not include any current or future efforts to develop or maintain Tract C as part of open space within the Badger Mountain South subdivision.

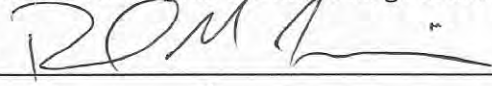
To date this land is in private ownership by Teresa Reents and Ken Hofstad who have sold off small sections of land to several neighbors in order to allow them to make their yards larger and have the room for pools, shops, etc. For the most part the land has been untouched other than the initial grading of the land when the development was started. For the homeowners within the Reata Ridge subdivision it is an eyesore, covered in sagebrush and weeds, contributes to an on-going dust control issue, and has been identified in the past as a potential fire hazard in the summer months. With the 2017 private purchase of the land by Reents/Hofstad followed by the sale of smaller sections of land to homeowners that boarder tract C, there is a potential for this land to be vastly improved. Individuals who have purchased sections of tract C have numerus plans to improve this land by integrating into their existing properties. Mrs Reents and Mr. Hofstad also have plans to maintain a portion of Tract C as common space for Reata Ridge subdivision homeowners to enjoy. This is an idea that historically has had strong support from 90% or more of the homeowners in Reata Ridge.

Removing this land from the LUDAR is the first step in the right direction and will afford homeowners within Reata Ridge, along with allowing Mrs. Reents and Mr. Hofstad to make improvements to this land that will benefit all members of the Reata Ridge subdivision. If this is approved it will have no bearing or negative effect on homeowners in the Badger Mountain South Development.

Mrs. Reents and Mr. Hofstad along with those that have purchased a section of Tract C have applied for a comprehensive plan amendment and we would like it noted that we also support this amendment.

Respectfully,

Homeowners within the Reata Ridge Subdivision

1  David H. Francis  
2  Amy Francis  
3 \_\_\_\_\_



Richland Planning Commission  
c/o Mike Stevens  
Planning Manager  
City of Richland

Reference: CA 2021-108 - Proposed amendment to the Badger Mountain South land use & development regulations (LUDR)

Planning Commissioners,

As homeowners within the Reata Ridge subdivision, we would like to offer our support for the application submitted by Nor Am, Inc., which in part would remove existing open space within the Reata Ridge subdivision, referred to as tract C, from the Badger Mountain South LUDR. It is our understanding, from review of the LUDR along with numerous discussions with involved parties, that the properties within the Reata Ridge subdivision are not part of Badger Mountain South nor were they held to any of the LUDR requirements of Badger Mountain South when developed. Tract C is completely surrounded by homes within the Reata Ridge subdivision and has no direct access to Badger Mountain South. Furthermore, Badger Mountain South development plans do not include any current or future efforts to develop tract C as part of the open space within the Badger Mountain South subdivision.

To date, this land is for the most part untouched. For homeowners within the Reata Ridge subdivision it is an eyesore, covered in sagebrush and weeds, contributes to an on-going dust control issue, and has been identified in the past as a potential fire threat in the summer months. With the recent private purchase of the land within tract C (by Teresa Reents and Ken Hofstad) followed by the sale of smaller sections of the land to homeowners that border tract C, there is a potential for this land to be vastly improved. Individual homeowners who have purchased sections of tract C have numerous plans to improve this land by integrating into their existing properties. Mrs. Reents and Mr. Hofstad also have plans to maintain a portion of tract C as common space for the Reata Ridge subdivision, an idea that historically has had strong support from the homeowners.

Removing this land from the LUDR is the first step in the right direction and will afford homeowners within Reata Ridge, along with Mrs. Reents and Mr. Hofstad to make improvements to this land that will benefit all members of the Reata Ridge subdivision. We appreciate your attention to this matter and look forward to your consideration to approve the application.

Respectfully,

Homeowners within the Reata Ridge subdivision

Wes Arme, Bob Linebacker, Kayla McCabe, Tony Henson, Kelli Corkill-Henson, Jeff and Renee Leumont, Blake and Brittney Kluse, Andrew and Jessica Knigge, Nate Gray



## Clarification of Traditional (Non-Greenway) Park Issue:

During the first Planning Commissioner's BMS meeting, the topic of traditional community parks came up and became rather heated. To date, one 2-acre local park exists in our community. As a result, we are alarmed that the parks promised in the governing documents are not being developed; parks with benches, lighting, play structures etc. The developer contends that the City's plans to build a 30-acre park and a 6-acre park should satisfy our community's desire to see more parks in the area.

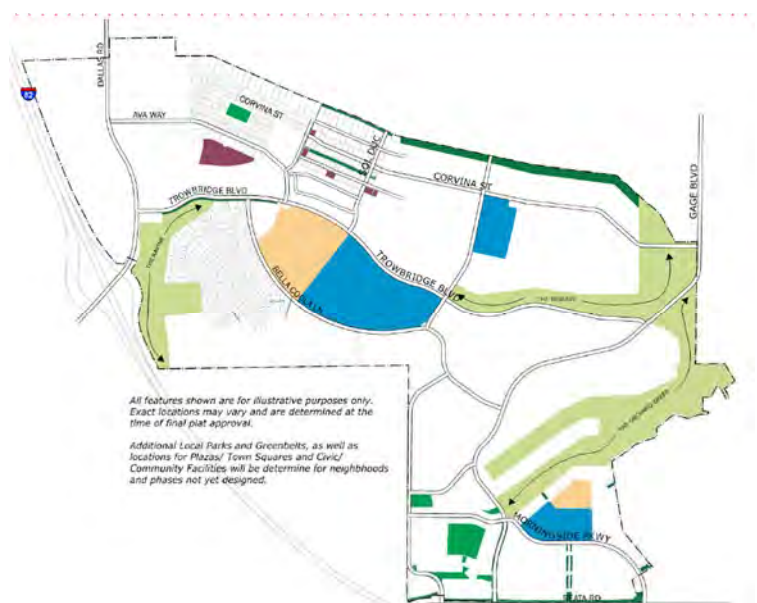
To really understand our concern, the table below shows the number of parks initially planned for BMS. We've then removed the ones which were eliminated with the 2015 amendments:

| Type of Park                                 | Quantity  |
|----------------------------------------------|-----------|
| Greenway Parks                               | 3         |
| Local Parks                                  | 12        |
| City Parks                                   | 2         |
| Village Green Park <i>(Removed in 2015)</i>  | 1         |
| Block Parks <i>(Removed in 2015)</i>         | 44        |
| <b>Total</b>                                 | <b>62</b> |
|                                              |           |
| <b>Parks Remaining after 2015 Amendments</b> | <b>17</b> |

As you can see, the 2015 amendments removed a significant amount of parks in BMS; however, 17 still remained. Rules still exist in the LUDR to ensure these parks are built. However, these rules aren't being followed and workaround amendments are currently on the table for discussion.

In this vein, the first Planning Commissioner's meeting highlighted another protentional issue that needs to be addressed. In response to a question by Chair Maier, NorAm stated they were ready to finish BMS's buildout as it's reflected on their illustrative maps. If this is the case, it means they intend to build just 2 more traditional parks in our area. This would leave 3 neighborhoods without any local parks of their own, **which is clearly misaligned with the LUDR**. It's also worth noting that both the current park map and their proposed park maps are very different from what they publicly display on their website (2014 maps). The Developer knows these parks are a big draw and markets them while simultaneously working towards their elimination.

badgermountainsouth.com  
ntain Home Find a Home What's next Map/Direction  
starting 6/23/2021. Check out the newly available lot and homes in this rapidly grow



We ask the Planning Commission to have AHBL redo their maps so they properly reflect the amount of parks that still need to be built in BMS.

## Argument Against Proposed Nor Am Amendment: Minimum Required Multi Family Housing

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 7-3, Section 7.C (bottom of page), Notes**

- a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

**Page 3-4, Section 3.C.A Neighborhood Collector District**

**1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT**

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

**The suggested amendment:**

*\*Nor Am would like to remove this entirely:*

- ~~a. A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.~~

Their suggested amendment should not be accepted. However, the text should be moved in the LUDR to **Page 3-4, Section 3.C.A, 1. Neighborhood Collector District Intent (as shown in red below):**

## 1. NEIGHBORHOOD COLLECTOR DISTRICT INTENT

The Neighborhood Collector (BMC-NC) District is found within each of the five residential neighborhoods that comprise Badger Mountain South. These Districts add diversity to the housing found in Badger Mountain South, complement future transit expansion and provide opportunities to establish intergenerational neighborhoods. They are located primarily along Collector Streets and at the primary entrances to the neighborhoods as shown on the Regulating Plan in Section 2.B.

The Neighborhood Collector District is primarily residential that provides a variety of housing. Mixed-Use and Live/Work Buildings in this District provide the flexibility for these areas to accommodate neighborhood-scale commercial uses that respond to the evolving needs of the community as it grows. Stand-alone, smaller-scale Neighborhood Goods and Services Buildings that serve the needs of the residents, such as churches and day cares, are encouraged in this District.

Section 3.C.A provides Urban Form Standards for Commercial and Multi-family uses in the BMS-NC District. Section 3.C.B provides Urban Form Standards for Single Family Residential uses in the BMS-NC District.

A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

### A. (Promotes the public health, safety and welfare)

One of the primary goals of Badger Mountain South is to provide:

*“a range of housing types to accommodate a population of diverse ages and incomes”*

*LUDR Page 1-2, Section 1.B, 1.a.*

Maintaining this multifamily space is important to the city of Richland as a whole. Affordability here is quickly disappearing as housing and rent costs soar. If our community is built according to the LUDR and Subarea Plan, then we can help Richland avoid a housing crisis by offering a range of affordable housing options. This minimum requirement should not be removed from the LUDR, especially without a strong reason showing how it promotes the public health, safety and welfare.

Additionally, commercial space is key to making our community both sustainable and walkable. Again, the purpose of the LUDR is to:

*“b. Promote health benefits of a walkable, pedestrian environment; c. Establish mixed-use neighborhoods where daily activities can occur within walking distance of most homes.”*

*LUDR Page 1-2, Section 1.B.*

Having businesses intermingled throughout the community is essential to realizing the goals of the LUDR and Master Agreement. These businesses give residents the opportunity to walk to their jobs and sources of food. They also provide much more revenue to the city than annual property tax. If

construction follows the intent of the LUDR, when BMS reaches full completion, most families should be able to live here without being dependent on a car.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the LUDR and comprehensive plan. It's keeping language that is already in the LUDR and is critical to attaining the goals of the BMS community. The text should be moved to the appropriate section so it's easier to assess the requirements of a Neighborhood Collector District.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Proposed Amendment: Addition of Open Space Definition and Standards

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

**Page 14-3, Section 14 Glossary**

**Office.** Business, Service and Professional, Administrative.

**Paired House.** See Duplex.

**The suggested amendment:**

LUDR

**Page 5-2, Section 5 Civic Space Standards, 5.A**

*Add Text Shown in Red:*

### **5.A CIVIC SPACE INTRODUCTION**

The Illustrative Plan for Civic Space Layout includes most of the types of open space, parks, trails and community facilities that will be constructed in Badger Mountain South. It is intended to illustrate that these places and spaces are interwoven into each neighborhood although the exact locations are not yet identified. Final locations will be based upon the blocks, Building Types and final street grid that are established. This extensive network of common spaces is an important component of creating a walkable and sustainable community.

Most of the areas illustrated here and described in this Section 5 will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

**For the purpose of determining whether or not a house is within 3 blocks from any park, mini park or other type of Open Space, it is important to note that Open Space does not include storm water retention ponds or tracts/trails.**

**Page 14-3, Glossary**

**Add between Office and Paired House definitions:**

**Open Space.** Open Space consists of enhanced or developed landscape set aside for the purpose of active or passive recreation. This classification requires improvements necessary to accommodate and promote high levels of use. For the purpose of the 3-block rule, storm water facilities and tracts/trails do not count as open space.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

It is imperative that all stakeholders have a clear and concise definition of what counts as Open Space and what does not. We are currently in a situation where Open Space is not defined in the LUDR. As the City Hearing Examiner recently pointed out, “there appears to be a need for clarification on the meaning of the term ‘Open Space’” (S2021-107 Notice of Decision, Section 17, page 10 of 33).

The LUDR states any “terms not defined in Section 14 [of the Glossary] shall be accorded their commonly accepted meanings. In the event of conflicts between these definitions and those of the RMC, those of the LUDR shall take precedence” (LUDR, Page 1-2, Section 1.C.7 Terms). Because the LUDR lacks a proper definition of Open Space, its meaning should be based off of Richland Municipal Code.

The definition of Open Space we have provided above is from the City of Richland’s Parks & Recreation Master Plan 2019-2025, Chapter 3, page 22. By including this in the LUDR, it will provide an easy and clear standard so everyone can understand what counts as Open Space and what does not. This clarity is critically needed for all parties involved.

The exclusion of storm water facilities and tracts/trails is an important note made by the City Hearing Examiner and is discussed in further detail earlier in this packet under the heading *Argument Against Nor Am Proposed Amendment: Other Open Space*. For the purpose of this amendment, the Hearing Examiner said: “Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as ‘Open Space’ for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.” (S2021-107 Notice of Decision, Section 17, page 10 of 33)

Properly defining Open Space in the LUDR promotes public health and welfare because it helps ensure we get the sustainable community originally envisioned for Badger Mountain South. One where we have actual parks for our Open Spaces, not rocky storm water ponds, or vineyards which are pretty to see, but not accessible to the public. As it stands, community welfare and happiness are not derived from what developers have recently been putting forward as “Open Space”.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the intent of Open Spaces in the LUDR and coincides with expectations set forth in Badger Mountain South's other governing documents. It's also using language that is directly from Richland Municipal Code and the City's Hearing Examiner.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Proposed Nor Am Amendment: Open Space Acreage at 187 Acres

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

It will be sited at time of platting. For city-owned facilities or properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

### **The suggested amendment:**

#### Nor Am's Proposed Amendments to the LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

properties developed as part of a public school system or by any other public entity, those public bodies will identify the planning, programming and timing of development of those spaces.

All of the plazas and other common areas to be constructed within the commercial Districts are not shown here. These areas will be further defined at the time of site plan review.

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.

**Their amended text should not be accepted as-is. We propose this text be amended as follows:**

### LUDR

#### **Page 5-2, Section 5.A Civic Space Introduction**

##### **Change from:**

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites.

##### **Change to:**

At its completion, Badger Mountain South will have 439 acres of open space, including open space in city parks or at school sites.

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**



**A. (Promotes the public health, safety and welfare)**

*When Nor Am refers to Open Space, they are including trails, parks, and civic spaces in their definition of Open Space. The LUDR refers to trails, parks, open space and civic space as the Civic District. It's our understanding that the land referred to in the LUDR as the Civic District and the land Nor Am refers to as Open Space are one and the same. For ease of following this discussion we will be using the LUDR's definition of Civic District.*

The Badger Mountain South Subarea Plan clearly shows that BMS was slated to have more than 464 acres of open space, parks, trails, and schools; this combination of land is referred to in the LUDR as the Civic District (Page 3-8). The Subarea Plan breakdown of the Civic District acreage is as follows:

| Quantity                                                                         | Type                                                   | Site Size<br>Total Acres  |
|----------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------|
| <i>Active Parks</i>                                                              |                                                        |                           |
| 1                                                                                | City Community Park                                    | 30 acres/<br>30 acres     |
| 1                                                                                | City Neighborhood Park                                 | 6 acres/<br>6 acres       |
| 5                                                                                | Badger Mountain South Neighborhood Parks               | 3 to 4 acres/<br>14 acres |
| +/-10                                                                            | Badger Mountain South Mini Park                        | +/-1 acre/<br>10 acres    |
| 10                                                                               | Badger Mountain South Special Use Park                 | 1-5 acres/<br>20 acres    |
| <b>Total</b>                                                                     |                                                        | <b>84 Acres</b>           |
| <i>Passive Open Space and Trails</i>                                             |                                                        |                           |
| Several                                                                          | Passive Open Space<br>Class 1 trail<br>Secondary trail | 320 acres                 |
| <b>Total</b>                                                                     |                                                        | <b>320 acres</b>          |
| <i>Community Building Area Open Space</i>                                        |                                                        |                           |
| 1                                                                                | Middle School                                          | 10 acres/<br>10 acres     |
| 4                                                                                | Elementary School                                      | 8.5 acres/<br>34 acres    |
| 8                                                                                | Community Centers                                      | 2 to 3 acres/<br>16 acres |
| <b>Total</b>                                                                     |                                                        | <b>60 acres</b>           |
| <b>Total Parks, Trails and Open Space Acreage<br/>in Badger Mountain Subarea</b> |                                                        | <b>464 acres</b>          |

*The total acreage for BMS is 1,480 acres.*

Regarding the importance of maintaining the Civic District, Page 3-8, Section 3.F.1 of the LUDR reads: "The District encompasses 30% of the Badger Mountain South overall site and is one of the most significant features supporting the vision of a walkable and sustainable community." Amending the

acreage down would result in Badger Mountain South having just 12.6% of land dedicated to the Civic District. This is well below the City of Richland's average of having 16% of land dedicated to Open Space (2019-2025 City of Richland Parks and Recreation Master Plan, pg 17).

Further exploration of the developer's proposed amendment shows that its acceptance would result in a total loss of 277 Open Space acres to the BMS community. We talked to the developer about why they are amending the acreage down so much. They gave two explanations:

1. A 13-acre parcel was annexed in the Reata Area.
2. In 2015 the Open Space acreage was reduced when the LUDR was amended because they sought to lower construction costs.

In regards to the 2015 amendments, those were directed primarily at the elimination of block parks, the Village Green Park, as well as making the Greenway Park trails shorter and requiring fewer amenities. It's extremely important to note that neither the 2014 City of Richland Staff Report nor AHBL's 2014 Project Memo Regarding Summary of Proposed Modifications make mention of eliminating or reducing the Greenway parks acreage. See appendix A4BMS-2: AHBL 2015 LUDR Summary of Proposed Changes to see the specifics from that Staff Report and AHBL's Summary of Proposed Modifications.

Knowing that the 2015 amendments were accepted, we can add up the Open Space acreage that **was** eliminated at that time:

| Name/Location              | Acreage         | Quantity | Total Acreage   |
|----------------------------|-----------------|----------|-----------------|
| Village Green Park         | 2 Acres Minimum | 1        | 2               |
| Block Park-West Vineyard   | .5-1 Acre       | 7        | 1.8 acres       |
| Block Park- West Village   | .5-1 Acre       | 14       | 2.7 Acres       |
| Block Park- East Garden    | .5-1 Acre       | 8        | 1.8 Acres       |
| Block Park- East Market    | .5-1 Acre       | 9        | 2.3 Acres       |
| Block Parks- South Orchard | .5-1 Acre       | 6        | 1.4 Acres       |
| <b>Total Acres:</b>        |                 |          | <b>12 Acres</b> |

*(Source: Exhibit D to Master Agreement Green Infrastructure)*

The original 464 acres minus the 13-acre annexation and the 12-acre reduction from 2015 leaves us with a current sum of 439 acres of Civic Space in Badger Mountain South. The developer's proposed acreage leaves 252 acres unaccounted for (439-187=252).

This brings us to the subject of how Open Space acreage can be eliminated from the Badger Mountain South Community. According to the Master Agreement between the City of Richland and Nor Am Page 16, Section 22.2 (emphasis added):

*22.2. In considering an application to be processed in accordance with the LUDR provisions, the responsible city official may agree to minor changes to the concept plan, site plan, or subdivision approval consistent with the LUDR and provisions of this agreement, but **all changes to the Master Agreement must be approved by the City Council**. A minor change is a change that does not involve a change of use, a major change to vehicular circulation system, an increase in density or relocation of density patterns, **a reduction in open space**, a change in the exterior boundaries,*

*an increase in building height, or a change that would be inconsistent with the Master Agreement or LUDR.*

If the developers would like to reduce the total acreage of Open Space in BMS, then it must first be approved by City Council. Moreover, they are also held to the same requirements as everybody else: they would need to demonstrate how their proposed reduction in Open Space would promote public health, safety and welfare. The paperwork they submitted states that their proposed changes have no impact on public health. However, we find it difficult to believe that a loss of 252 acres of Open Space would have no impact on the health of Badger Mountain South residents. As the City and Nor Am stated in the LUDR, the Open Space found in BMS is one of the key features that supports our goal to become a walkable and sustainable community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

By ensuring this proposed amendment uses the accurate 439-acre number (instead of the proposed 187 amount), the Planning Commission allows the LUDR to remain consistent with the Subarea Plan, current land changes, and past amendments to the LUDR. In addition, it directs the developers to go to City Council to properly ask for the massive reduction in Open Space if that is what they are seeking. We would like to note that the developer's paperwork doesn't even mention this substantial reduction in acreage in their summary of requested amendments.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

Dear City Planning Commissioners,

This letter is in response to the City Staff Report for File No: CA2021-108 Badger Mountain South Land Use & Development Regulations (LUDR) Update.

We would like to respectfully draw attention to pages 7-10 of the staff report. Here, the City discusses one of our biggest concerns: the loss of Civic/Open Space acreage in the Badger Mountain South Community. We'd like to specifically address the suggestion that illustrative maps be used as a tool to estimate Civic/Open Space in BMS. We disagree with this suggestion, and provide a thorough analysis below.

According to the City, there is a need to refer to the illustrative maps because the 2015 LUDR amendments did not explicitly state there would be a dramatic loss of Civic/Open Space in Badger Mountain South: "Nowhere was the removal of Civil [sic] Space acreage specifically identified within documents that had been reviewed by either party."

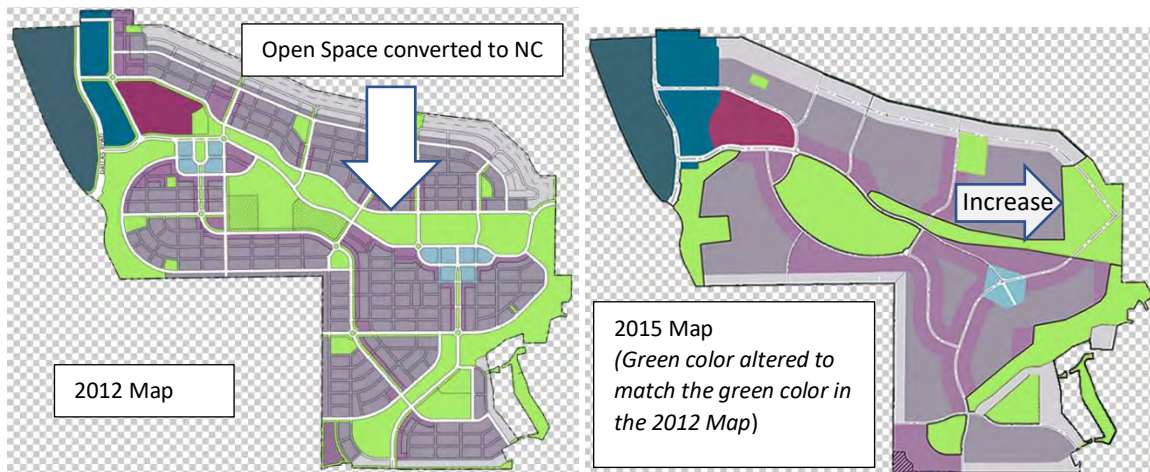
The City therefore suggests that the illustrative maps approved as part of the 2015 amendments reflect the contested loss of Civic/Open Space. Subsequently, the City provides both the 2012 illustrative map and the 2015 illustrative map in the Staff Report. They invite you to compare the difference in green space between them, stating "changes to that map removed a significant portion of Civic Space (Open Space) from the site." It's then reported that AHBL calculated the difference in the maps' respective green spaces and concluded that 221 acres of Civic/Open Space remain. **This would represent a loss of 52.4% of Civic/Open Space** ( $464 - 221 = 243$ ,  $243 / 464 = 52.4\%$ ).

The City also refers back to language from the 2015 amendment which reads (emphasis added):

*"Finally, there were also proposed changes to some of the maps within the LUDR. Specifically, the Regulating Plan for Land Use and Urban Form (Chapter 2) was revised. **The primary change was that additional lands located along collector streets are to be designated as BMS Neighborhood Collector.** Additionally, the Trail Layout and Trail Types Map (Chapter 5) and the Regulating Plan for Streets (Chapter 6) were modified."*

First, we would like to point out that this text excerpt does not indicate a loss of Civic/Open Space. What the text does say, is that the Civic/Open Space along the collector streets will be designated as residential areas. While this could be perceived as a loss in Civic/Open Space, there was also a substantial increase in Civic/Open Space along the Eastern edge of Badger Mountain South. One could easily conclude they were trying to balance out the removal of Open Space along collector streets by adding more Open Space to the Eastern Edge as illustrated below:





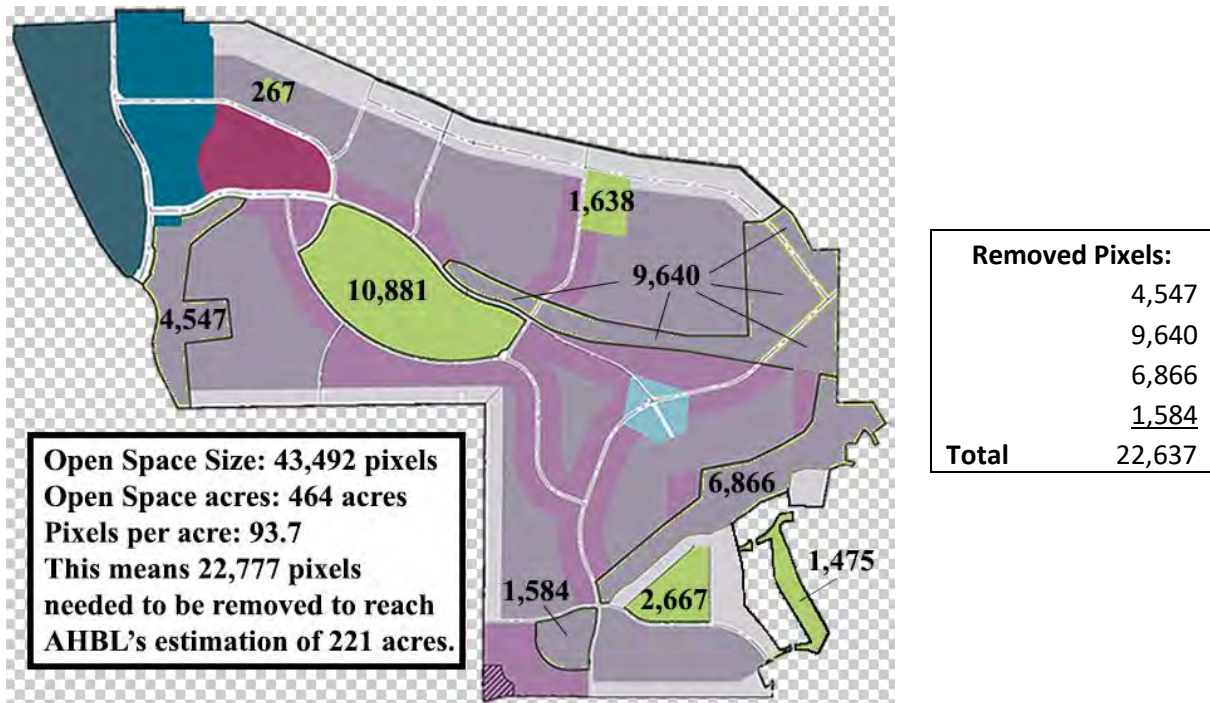
Additionally, we need to address the claim that there is a clear loss of green coloring between the 2012 map and the 2015 map. To our eyes, **it's not evident that 52% of green coloring was taken away**. So, we decided to run the calculations in a way that was as free of bias as possible. Please see the attachment for a detailed description of our process and methodology. To summarize our process, we pulled the maps into Photoshop and calculated the map's total pixels using the histogram feature. We then calculated the green pixels which represent the Civic/Open Space. We divided the green pixels by the overall map pixels to find what percentage of the map was dedicated to Civic/Open Space.

Our findings show that 24.4% of the 2012 map was classified as Civic/Open Space. After the 2015 amendments passed, the map had 21.1% of its land classified as Civic/Open Space. This indicates a 3.3% decrease in Civic/Open Space as a result of the 2015 changes to the illustrative map.

Using the original 464 acres for Badger Mountain South's Civic/Open Space, **this decrease would be equivalent to a loss of 15.3 acres**. This is roughly in line with the loss of 12 acres as a result of the 2015 amendments.

**A 3.3% loss is definitely not in line with the claim that the 2015 map amendments removed 252 acres of Civic/Open Space.**

To further demonstrate this point, we've included our own illustrative map which shows what the map would have looked like had 52% of Civic/Open Space been removed in 2015. We've added some labels to show pixel counts of the various Civic/Open Spaces.



In conclusion, it's unrealistic to suggest the 2015 Planning Commissioners and City Council members knowingly approved the reduction of Civic/Open space by 252 acres. We cannot stress enough that the loss of hundreds of acres of Civic/Open Space was not addressed in any filings or meetings in 2014-2015. No city official mentioned it and, perhaps more importantly, no Nor Am document addresses it. Moreover, the maps do not reflect this reduction. Think of the burden this kind of mentality would place on you; if every time a map was put in front of you, you had a personal duty to determine how much landmass was taken away just by looking at it.

Thank you for your time,

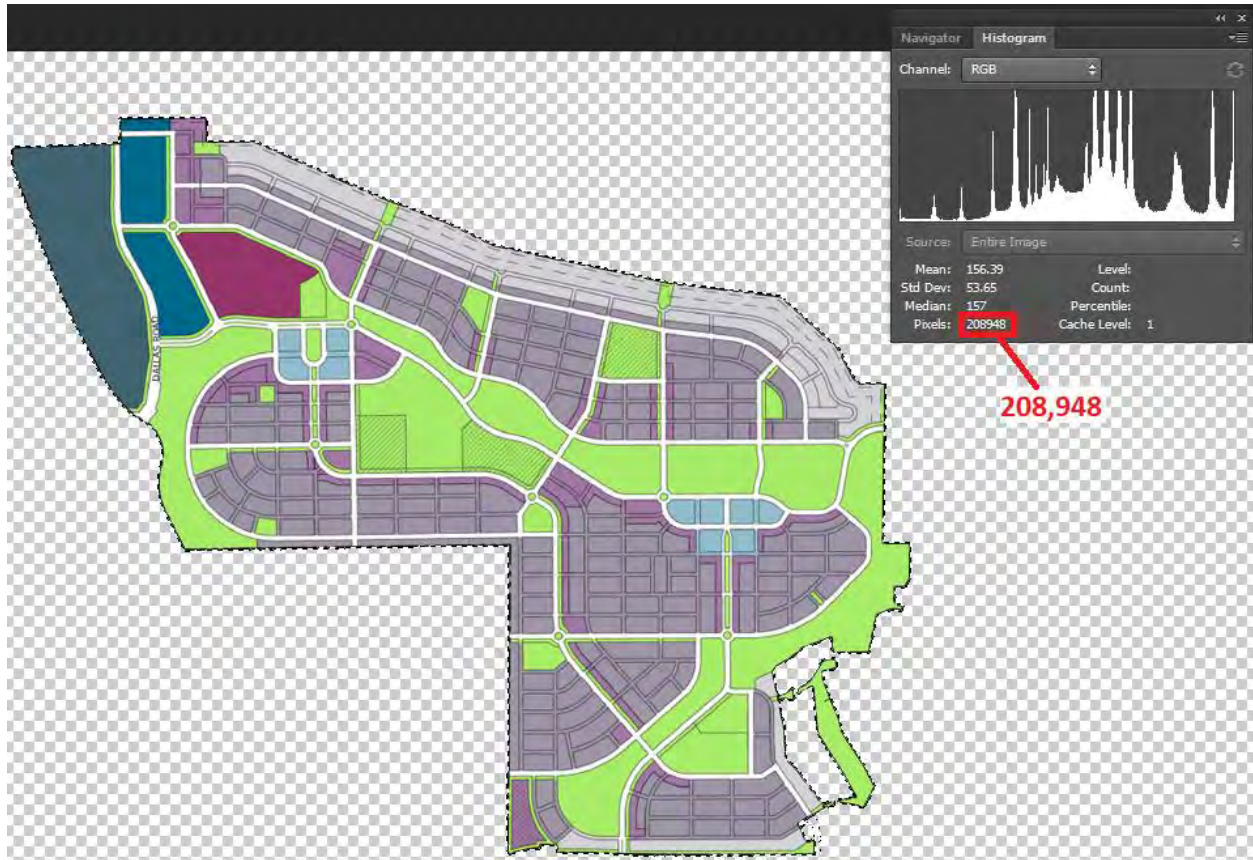
Heather Nicholson

Attachment: Method for Calculations in Illustrative Maps

For an in-depth discussion on acreage allotment please refer to page 229 of the staff report.

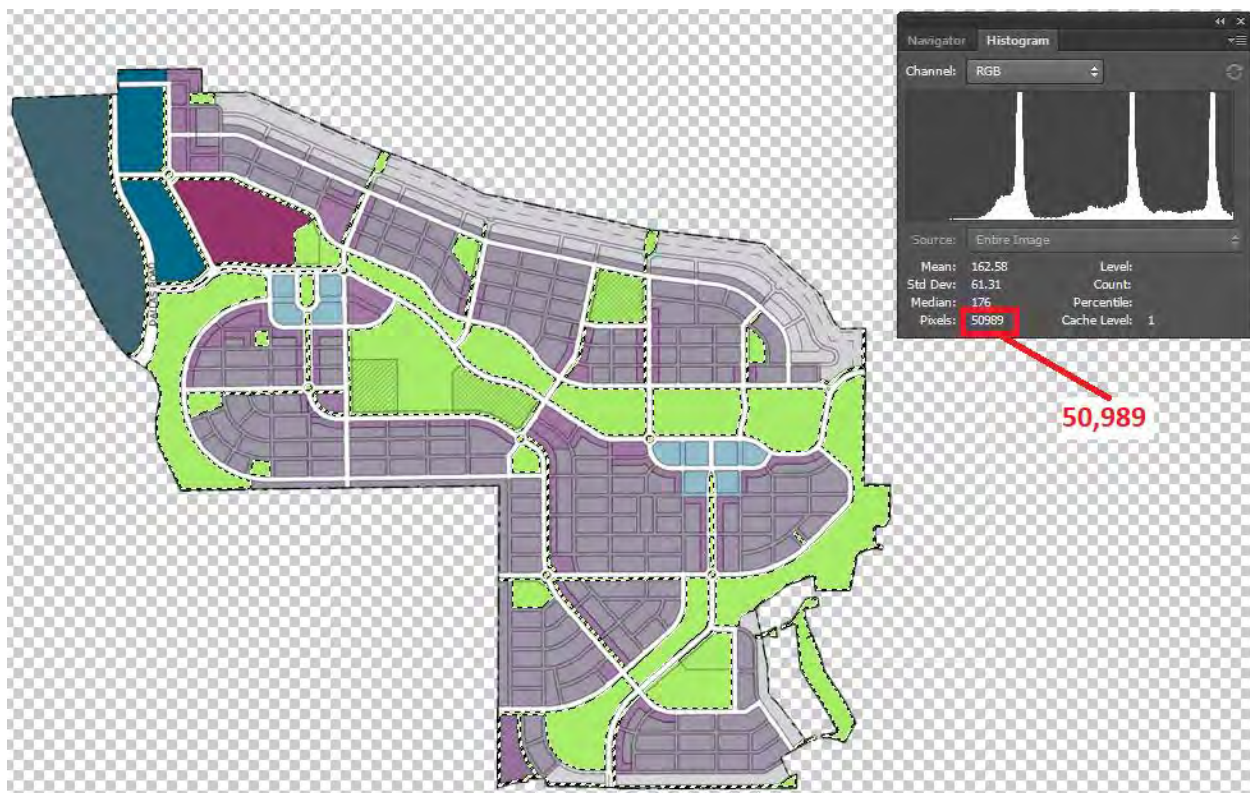
### Attachment: Method for Calculations in Illustrative Maps

We took the 2012 LUDR land designation map and copied it into Adobe Photoshop. Using the histogram feature, we were able to ascertain the total number of pixels in the map (208,948). While the number of pixels is dependent on the size of the original image, we utilize this number so we can create a percentage of Civic/Open Space area against the total map area.



We then used Photoshop's "Select Color Range" function to select the bright green areas which are designated as Civic/Open Space. We then fine-tune selected pixels which the function didn't catch, such as the off-color in the overlays. In the screenshot below, these selected areas have the black dashed border around them. The total number of selected pixels is shown at 50,989:



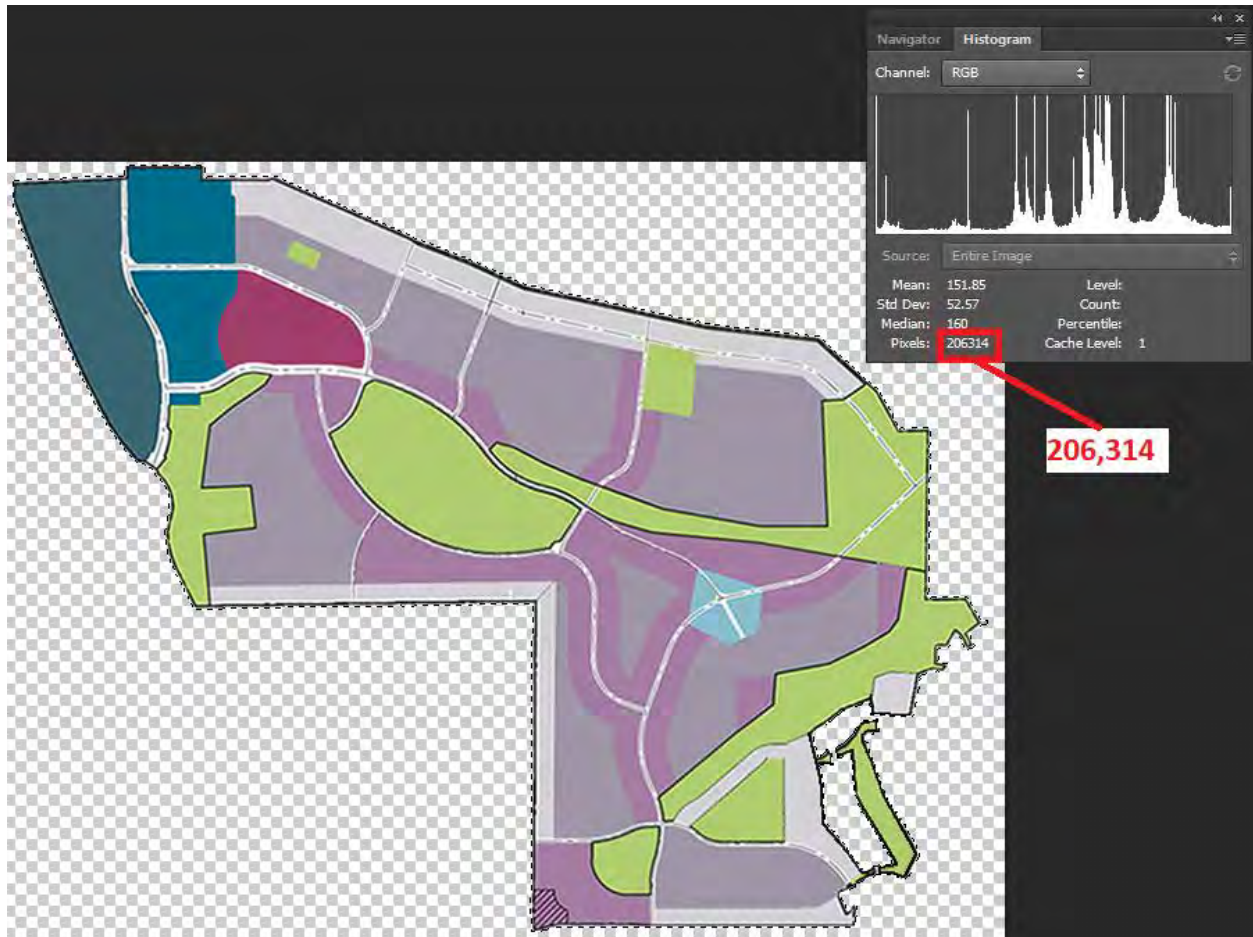


To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $50,989 / 208,948 = 24.40\%$ . This means the map from 2012 depicts Badger Mountain South as having 24.4% of Civic Space.

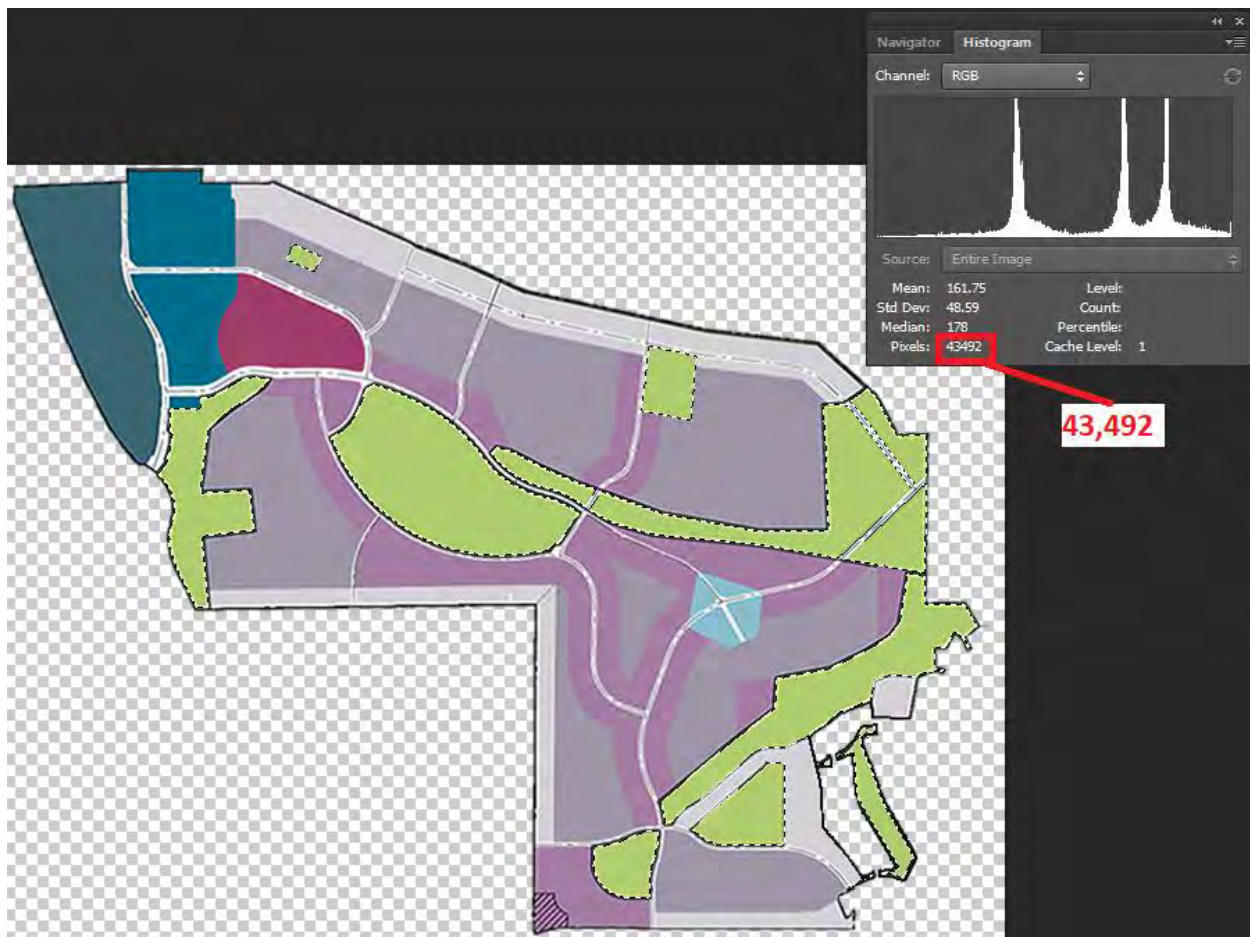
This is a great example of how this map is just for illustrative purposes only. When Nor Am and the City agreed on the specifics of Badger Mountain South, 464 acres were set aside for Civic/Open Space out of a total BMS Acreage of 1480 Acres.  $464/1480 = 31.4\%$ . This means that Badger Mountain South was meant to be 31.4% Civic/Open Space. This illustrative map was 7% short of the target.

We performed these exact same steps on the approved 2015 LUDR map. It's important to note that on the 2015 map we were able to remove the cross-hatch markings on the overlay districts. This allows us to more easily capture the exact size of each green area. In addition, a subdivision was added to the 2015 map that was not included in the 2010 map. As no new acreage was actually brought into BMS in 2015, we took this land mass out so we could compare apples to apples. No other changes were made. This resulted in a total pixel count of (206,314):





As before, we then used Photoshop's "Select Color Range" function to select the green areas which are designated as Civic/Open Space. In the screenshot below, these areas have the black dashed border around them. The total number of selected pixels is shown at 43,492:



To ascertain the percentage of Civic/Open Space shown on the map, we take the amount of green pixels and divide by the total map pixels:  $43,492 / 206,314 = 21.08\%$ . This means the map from 2015 depicts Badger Mountain South as having 21.1% of Civic/Open Space.

If the 2012 map showed 24.4% Civic/Open Space and the 2015 showed 21.1% Civic/Open Space, this indicates a decrease of 3.3% of Civic/Open Space as a result of the changes to the Illustrative map.

### Photoshop Settings Used

For purpose of data replication or validation, we have provided the Photoshop settings we used below.

- Magic Wand settings were 32 Tolerance and Contiguous checked.
- We used “Localized Color Clusters” with Fuzziness 200 and Range 100%.
- Photoshop version CS6

## Argument Against Proposed Nor Am Amendment: Elimination of Minimum Required Acreage

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### Page 5-2, Section 5.B Greenway Parks (in the proposed LUDR it's 5.C)

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 40 acres
- (2) Maximum: 50 acres

##### 3. THE RESERVE

a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- (1) Minimum: 80 acres
- (2) Maximum: 90 acres

#### The suggested amendment:

\*Nor Am would like to remove the minimum and maximum required acreage as follows:

##### 2. THE RAVINE

a. **Location** - Western edge of the West Village Neighborhood.  
See Illustrative Plan for Civic Space Layout, 5.B.

~~b. **Size**~~

- ~~(1) Minimum: 40 acres~~
- ~~(2) Maximum: 50 acres~~

##### 3. THE RESERVE

~~a. **Location** - Primary open space in East Market Neighborhood, running west into the West Vineyard Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.~~

~~b. **Size**~~

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

##### 4. THE ORCHARD GREEN

a. **Location** - Primary open space in South Orchard Neighborhood, running northeast into the East Market Neighborhood. See Illustrative Plan for Civic Space Layout, 5.B.

b. **Size**

- ~~(1) Minimum: 80 acres~~
- ~~(2) Maximum: 90 acres~~

Their suggested amendment should not be accepted and the corresponding section of the LUDR should be maintained as-is.

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;

**A. (Promotes the public health, safety and welfare)**

Nor Am fails to provide any reasoning as to why the reduction in acreage is necessary, or any reasoning as to how the reduction promotes public health, safety and welfare. We asked them in person why they were eliminating the acreage and their answer was so they could pick and choose where the remaining acreage goes. Analysis shows there's deeper reasoning.

Current data suggests these amendments are being proposed because the developer is taking the approach of "do it first, ask permission later". The Ravine was completed in 2021 as part of the West Village Phase 1-4 development. The LUDR states the minimum acreage for the Ravine is 40 acres. Nor Am states on page 5-2 of the proposed amended LUDR that the total of Open Space in all of the communities developed so far amounts to 34.6 acres (which includes the acreage for the Ravine):

\* As of the most recent revision of this document, approximately 34.6 acres of open space has been dedicated in West Vineyard Phase 1, West Village Phases 1-4, Goose Ridge Phase 1, and in BSP 4732 Lot 20. All phases of the Goose Ridge development will total 40 acres.

Figure 1

This 34.6 total includes a ~7-acre vineyard and a 2-acre community park. Clearly the Ravine falls remarkably short of its 40-acre requirement.

The negative impacts of these proposed amendments to the Orchard Green and the Reserve are even more pronounced. These Greenway Parks each have a required minimum of 80 acres. On page 5-2 of the proposed amendments, Nor Am is asking to reduce Badger Mountain South's total Civic Space acreage (open space, schools, and city parks) from 464 acres to 187.

At its completion, Badger Mountain South will have 187 acres of open space, including open space in city parks or at school sites\*.

Figure 2

The following table shows where Civic Space has already been built or allocated in BMS:

| Acreage Type   | Acreage Amount | Comment                                  |
|----------------|----------------|------------------------------------------|
| Open Space     | 34.6<br>40     | - From Figure 1 above                    |
| City Parks (2) | 30<br>6        |                                          |
| Schools (3)    | 8.5<br>8.5     | - Estimates from page 43 of Subarea Plan |



|               |             |  |
|---------------|-------------|--|
|               | 10          |  |
| <b>Total:</b> | 137.6 acres |  |

This means the difference between the proposed Civic Space acreage (187) and already built/allocated acreage (137.6) is only 49.4 acres. Divided between the Ravine and Orchard Green, that provides just 24.7 acres to each park. This is an astonishing reduction from the current requirement of 80 acres each.

The LUDR says these parks are intended to provide biking, walking, playgrounds, skating, play areas, and more. Taking away 70% of the land for these amenities is clearly **not** promoting the public health, safety and welfare of the community. The developer has made no argument to show how it would promote these ideals. Therefore, their proposed reductions should be rejected.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's keeping the information that is already contained within the LUDR.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Proposed Amendment: Trash Cans Along Trails and Tracts, Dog Waste Bags

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.

##### **1. DESCRIPTION - GREENBELTS**

**a. Definition** - A wide, landscape buffer or linear green space intended to soften street impacts, provide connectivity to neighborhoods, provide entry monument opportunity, and screening. Often Greenbelts will include segments of the Primary or Secondary Trail system.

**b. Location** - See 5.B, Illustrative Plan for Civic Space Layout.

##### **c. Size**

- |                                          |                      |
|------------------------------------------|----------------------|
| (1) Building Frontage Greenbelt:         | 28 ft. minimum width |
| (2) Greenbelt:                           | 20 ft. minimum width |
| (3) Along rear yards and BM-NC district: | 5 ft. minimum width  |

##### **d. Standards**

- (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
- (2) Landscape materials to be selected from 11.F and 11.G
- (3) Hydro-seeded lawn and meadow areas, evergreen and deciduous tree(s) and shrub planting beds.
- (4) Provide permanent, drip irrigation system.
- (5) Provide 1-1/2" cal. shade trees
- (6) Vehicular access shall not be allowed across a Greenbelt more frequently than every 200 ft. or as required for fire and emergency access.
- (7) Primary/Secondary Trails (most locations) - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- (8) Where buildings front onto a Greenbelt, a 8 ft. min. sidewalk located along the property line will be provided per Greenbelt Frontage Type 9.F.
- (9) All Greenbelts, except where the Greenbelt abuts residential use properties, may also contain the following elements which conform to Section 13.C for Site Improvement standards for:
  - i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent Right of Way (Primary Trails only)
  - ii. Benches - (1) one minimum every 1/2 mile
  - iii. One trash and one recycling receptable (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

##### **e. Additional Required Amenities:**

Each Greenbelt will contain at least (2) two of the following additional amenities every 1 mile:

- (1) Mile marker indication element
- (2) Public art, per Section 13.C.10

## Page 5-6, Section 5 Civic Space Standards, 5.I Trails

### 1. DESCRIPTION - URBAN TRAILS

- a. Definition** - Urban Trails will be located in the commercial, retail and mixed-use community Districts or adjacent to School Open Space and Public Parks. These trails may be integrated into the wide, paved plazas and sidewalk areas that serve these uses. The 12' Urban Trails will serve as a continuation of the community-wide bicycle and pedestrian trail system.
- b. Location** - Commercial, retail, and mixed-use areas in BMS-SD-SR, BMS-SD-CMU, and BMS-SD-DR Districts and limited location in BMS-CIVIC Districts; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. specialty paved surface.
- d. Standards**
  - (1) Principally concrete but other paved surfaces permitted based on overall site design.
  - (2) Integrated into the commercial/retail plaza spaces.
  - (3) Will serve as a multi-use bicycle and pedestrian trail.
  - (4) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.

### 3. DESCRIPTION - SECONDARY TRAILS

- a. Definition** - Secondary Trails will be a informal, crushed gravel recreation trails for running, biking and walking. This trail system will link the Primary Trails to the major Greenway Parks and open spaces located throughout the community.
- b. Location** - See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 5 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.
  - (2) Will serve as a pedestrian trail.

### 2. DESCRIPTION - PRIMARY TRAILS

2'-0" Soft Surface

- a. Definition** - Primary Trails will serve as a multi-modal system throughout the community. They are intended to foster connectivity, encourage healthy activities, and provide transportation options. When found adjacent to residential or other structures, the Primary Trail will be concrete and will also function as sidewalk in these areas.
- b. Location** - See 5.K, Illust. Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft.; 10 ft. concrete or asphalt surface with 2 ft. stabilized engineered wood fiber (SEWF), wood chips, or gravel shoulder on one side.
  - (2) City Primary Trails width: 12 ft. asphalt with 1 ft. gravel shoulder on both sides.
- d. Standards**
  - (1) Provide sub-grade materials and preparation appropriate to the surfacing material.
  - (2) Provide appropriate lighting for after-dark use which may be provided by street lighting located in the adjacent Right of Way.
  - (3) Provide (1) 5-ft. recycled materials bench min. every 1/2 mile, per Section 13.C.4, except where the Greenbelt abuts single-family residential properties.

\*City Trail Only

### 4. DESCRIPTION - EQUESTRIAN TRAILS

- a. Definition** - The Equestrian Trail will be a soft-surface recreation trail designed for horseback riding. This trail will traverse along the eastern boundary and provide linkage from the existing trail at the southeast corner to the northeast corner of the property.
- b. Location** - Eastern Boundary; See 5.K, Illustrative Plan for Trail Layout and Trail Types.
- c. Size**
  - (1) Minimum width: 12 ft. engineered wood fiber (EWF), wood chips, or gravel.
- d. Standards**
  - (1) Provide compacted sub-grade.

## Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks

### 1. GREENWAY PARKS

- a. Intent** - There are three large Greenway Parks in Badger Mountain South as identified on the Illustrative Plan for Civic Space Layout, 5.B. The Greenway Parks are intended to be generally non-irrigated areas naturalized with drought tolerant grasses and other plantings. However, they may also contain irrigated areas of gardens, orchards and vineyards, as well as trails and other amenities as described below. These parks provide the opportunity for biking or walking the entire community without having to use the city streets. Each of the three Greenway Parks contains some unique feature or amenity in addition to features common to all.
- b. Common Standards**
  - (1) Primary and Secondary Trails as indicated on the Illustrative Plan for Trail Layout and Trail Types (5.K), and Standards for Trails (5.L).
  - (2) Recycled, composite-plastic trash and recycling containers located at the main entrances to the Greenway Parks.
  - (3) Graded areas hydro-seeded with drought tolerant meadow seed mix with temporary irrigation until established.
  - (4) Shade trees and drought-tolerant shrubs, as listed in Section 11 - Landscape Standards, will be planted in identified pockets of the Greenway Parks and provided with temporary irrigation.
  - (5) Identifying signage will be provided at each major entrance to the Greenway Parks.
  - (6) On-site parking may be provided as determined by proposed use and anticipated demand. Parking requirements per BMS-Civic District, see Section 3.F.

**The suggested amendment:**

LUDR

**Page 5-4, Section 5 Civic Space Standards, 5.F Greenbelts, D.**

**Change from:**

(9) All Greenbelts, except where the Greenbelt abuts residential uses properties, may also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash and one recycling receptacle (may be a single unit with segregated elements) every mile, or located as required to facilitate servicing.

**Change to:**

(9) All Greenbelts shall also contain the following elements which conform to Section 13. C for Site Improvements standards for:

- i. Pedestrian-scale lighting, unless adequate lighting is provided by street lighting from the adjacent right of way (Primary trails only).
- ii. Benches- (1) one minimum every ½ miles
- iii. One trash can and one recycling receptacle (may be a single unit with segregated elements) every 1/2 mile, or located as required to facilitate servicing.

**Page 5-6, Section 5 Civic Space Standards, 5.I Trails**

**Add text in red:**

**1. DESCRIPTION- URBAN TRAILS**

d. Standards

(5) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**2. Description- PRIMARY TRAILS**

d. Standards

(4) One trash can and one recycling receptacle (may be a single unit with segregated elements) every ½ mile, or located as required to facilitate servicing.

**Add text in red:**

**3. Description- SECONDARY TRAILS**

d. Standards

(3) One trash can and one recycling receptacle (may be a single unit with segregated elements) shall be located at the main entrances and main exits to secondary trails.

Exception: if a trash can is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, neither a trash can nor a recycling can shall be required at said entrance or exit of the secondary trail.

(4) Dog waste bag stations shall be located at the main entrances and main exits to secondary trails. Exception: if a dog waste bag station is already within 20 meters of a secondary trail main entrance or within 20 meters of an exit due to other requirements, a dog waste station shall not be required at said entrance or exit of the secondary trail.



**Page 5-2, Section 5 Civic Space Standards, 5.B Greenway Parks**

Add text in red:

**1. Greenway Parks**

**b. Common Standards**

**(7) Dog waste bag stations shall be located at the main entrances and the main exits to Greenway Parks.**

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

**a. Promotes the public health, safety and welfare;**

**b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

The proper placement of trash cans throughout Badger Mountain South improves public health, safety, and welfare for everyone. Our community was designed to encourage walking as it plays a key role in creating a sustainable community. This means people drawn to this neighborhood love to walk and be outside. Most people take their dogs on these walks.

This creates an environmental health problem: dog waste is full of all sorts of bacterial contaminants which threaten the health of our natural water tables (see Appendix *A4BMS-1: Washington Department of Ecology Flyer* for more information). This not only pollutes our drinking water, but it also pollutes our waterways, making it unsafe for animals and humans alike. Exacerbating this is the fact that Badger Mountain South incorporates the use of Low Impact Development (LID) as a solution for storm water management. This means we are trying to capture as much runoff water as possible via storm ponds. The runoff then seeps naturally into aquifers beneath the Badger Mountain South development without any sort of treatment.

It is critical to encourage pet owners to pick up after their animals in our community because we want to reduce ground water contamination as much as possible. Currently, Badger Mountain South has 4 trash cans and they are all located in the West Vineyard Park. Outside of these trash cans there are no options for homeowners to throw away their dog's waste. As a result, many owners either leave their dog's waste along the walking trails, or bag it up and leave their bags along the walking trail. By providing trash cans and dog waste bag stations at the appropriate locations we can help keep our waterways cleaner.

Additionally, outside of the dog waste issue, an increase in trash can access is desirable as it increases the likelihood that trash finds its way into an appropriate receptacle. As our community grows and welcomes more families and visitors, we need to have appropriate resources available. If we fail to preemptively put in trash cans our whole community will suffer. Residents have already noticed a problem with litter, and it will only get worse if accommodations aren't made.

Finally, it is important to remove the language which says trash cans shouldn't be placed along pathways that abut homes. We are a high-density community, meaning every trail and walking

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>path abuts residential units. Proximity to residential units does not in any way eliminate the need for trash cans and recycling bins.</p> <p><b>B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)</b></p> <p>Yes, it is consistent with the comprehensive plan and FEIS because it helps protect both the health of our waterways and our environment.</p> |
| <p><b>If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].</b></p>                                                                                                                                                                                                                                                                                                                                                            |
| <p>N/A</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## Proposed Amendment: Addition of Standards for Mini Parks

Citation of the specific text, map or other illustration suggested to be amended:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

30. Block Parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

**Mansion Apartments.** A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

**Mixed-Use Building.** More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

The suggested amendment:

### Nor Am's Proposed Amendments to LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

conditions imposed by other applicable ordinances.  
30. ~~Block Parks~~, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

~~**Block Park.** See Block Open Space.~~

~~**Block Open Space.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.~~

We agree with those suggested amendments, but also request the following changes:

### LUDR

#### **Page 2-3, Section 2.C.1 Land Use Table Notes, #30**

##### Change from:

30. Block parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

##### Change To:

30. Mini parks, Local Parks and Greenbelts are allowed to be constructed in the BMS-NG District.

#### **Page 14-2, Glossary**

##### Add between definitions for Mansion Apartments and Mixed-Use Building:

**Mini Park.** A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Mini parks range in size from 5,000 square feet to less than 1 acre.

## Section 5

Add:

### 5.I MINI PARKS



Illustrative Photo: Mini Park

#### 1. DESCRIPTION - Mini PARKS

- a. **Definition** - A small open space intended to provide both structured and passive play areas. The landscaping may include lawn areas with formal or informal tree and shrub plantings. Hardscape areas with seating and a pedestrian path system shall also be included.
- b. **Location** - Mini Parks can be distributed throughout all of the Neighborhood Sectors. They can be located such that no dwelling shall be more than 3 blocks away from any type of open space.
- c. **Size**
  - (1) Minimum: 5,000 square feet
  - (2) Maximum: 1 Acre
- d. **Standards**
  - (1) Landscaping and irrigation will be based on Landscape Guiding Principles, Section 11.B.
  - (2) Landscape materials to be selected from 11.F Drought Tolerant and Native/Naturalized Plant List and/or 11.G Refined Plant List.
  - (3) Lawn areas, ornamental tree(s) and shrub planting beds.
  - (4) One tree for each 2,500 square feet of Mini Park.
  - (5) See Section 13.C for Site Improvement standards for:
    - i. Pedestrian-scale lighting
    - ii. Minimum (1) Benches and/or removable seating
    - iii. Tables
    - iv. Trash/recycling receptacles
- e. **Additional Required Amenities:**

Each Mini Park will contain at least (2) two of the following additional amenities:

  - (1) Specialty paved surfaces
  - (2) Soft surface playground with (one) play structure
  - (3) Picnic table and chairs.
  - (4) Open play field (1-acre parks only)
  - (5) Basketball court
  - (6) Pea-patch gardens
  - (7) Pickleball Court
  - (8) Dog park



**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

When the original LUDR was first agreed upon, developers were required to put a certain number of block parks into each neighborhood. Block parks were intended to be less than an acre in size and act as community hubs with picnic benches, smaller playground sets, lighting, etc. Each neighborhood was required to have a minimum of 6 block parks. Unfortunately, the cost of constructing the required block parks was off-putting to many developers. As a result, in 2015 Nor Am and the City agreed to eliminate the requirement for block parks in our community. Most of the language was removed from the record, though some of it remains. For consistency, we agree that any reference to block parks should be removed from the LUDR.

It's important to note that even though block parks were eliminated in Badger Mountain South, a standard still exists which states (emphasis added): "No house in the BMS-NG District is intended to be farther than three blocks away from any park, **mini park** or other type of open space." (LUDR, Page 1-3, Section 1.F.C) The City Hearing Examiner recently ruled (S2021-107 Notice of Decision, Section 16, Page 9 of 33) that the 3-block rule is still a requirement that must be met. Unfortunately, mini parks are not defined in the LUDR. As a result, the need exists to include mini parks in the LUDR in a way that explicitly states their intent and standards.

Using the original text for a block park is the simplest solution to create a foundation for defining mini parks. That definition and the accompanying standards had the approval of both the City and Nor Am at one point in time. Additionally, this text allows us to incorporate standards that already align with the original intent of the LUDR.

How does it benefit the health and welfare of people living in BMS? The Badger Mountain South community was promised parks and a sustainable community. So far, there is one park in all of BMS and the 3-block rule is being misused. Mini parks offer a cost effective option for developers in order to meet the 3-block requirement. Additionally, including this text in the LUDR gives residents peace of mind knowing that standards for a mini park are clearly laid out. Mini parks promote the public welfare by allowing a healthy place for our community to connect and improve overall fitness and happiness.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

It is consistent with the comprehensive plan. It helps define what a mini park is to provide clarification for community members and to provide clear guidance to developers.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

## Argument Against Nor Am Proposed Amendment: Other Open Space

Citation of the specific text, map or other illustration suggested to be amended:

LUDR

**Page 5-4, Section 5 Civic Space Standards**

*The developer's proposal is to add Section 5.H: Other Open Space*

*Our proposal is to add Section 5.H: Other Civic Space*

**The suggested amendment:**

\*Nor Am would like to add the following section:

**Page 5-4, Section 5 Civic Space Standards, 5.H: Other Open Space**

### **5.H OTHER OPEN SPACE**



#### **1. DESCRIPTION - OTHER OPEN SPACE**

- a. Definition** - Additional open space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

**Their suggested amendment should not be accepted. Instead, this should be added:**

## 5.H OTHER CIVIC SPACE



### 1. DESCRIPTION - OTHER CIVIC SPACE

- a. **Definition** - Additional civic space may be established or used for storm water facilities or for growing grapes, or for other purposes not listed in sections 5C through 5G.
- b. **Location** - To be determined as platting occurs; location will be based on the type of facility and its unique design needs.
- c. **Size** - To be determined as platting occurs; sizing will be based on the type of facility and its unique design requirements.

If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:

- a. Promotes the public health, safety and welfare;
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;



**A. (Promotes the public health, safety and welfare)**

Some background: LUDR page 1-3 Section 1.F.C states “No House in the BMS- NG District is intended to be farther than three blocks from any park, mini park or other type of open space.”

Developers are currently trying to classify storm water facilities as open space so they don’t have to put in parks to meet the 3-block rule. Here is a recent example of this behavior from the Goose Ridge Phase 1 Development MACR submission, which was obtained by request to the City Public Records office. Note the use of “local community play area” text:

Other Comments:

1. The applicant has also provided additional Open Space as noted below that is not included in the Green Infrastructure Calculations:

MISCELLANEOUS OPEN SPACE FOR SECONDARY TRAIL

Open Space for NE District Perimeter Secondary Trail, Tract 7: 1.75 AC

**OPEN SPACE/STORM TRACT**

Storm Tracts/Open Space areas shall be strategically graded to allow for storm water capacity during weather events, and shall be utilized as a site amenity and local community play area, Tracts 1, 3 and 4, and a portion of Tract 2: 1.57 AC

2. Density targets are also set by neighborhood. See LUDR 7.C.

MONSON FAMILY ESTATES DENSITY TARGETS:

Residential Units Provided: 103 single-family units

Goose Ridge Phase 2 plans on having 5 storm water facilities. At the public hearing on 11/8/2021, the developer went on the record to say they don’t have to have parks to satisfy the 3-block park rule because these storm water facilities and walking tracts count as Open Space. Note the lack of parks in Goose Ridge Phase 2 Staff Report (S2021-107 Preliminary Plat of Goose Ridge Estates II, Staff Report, pg. 36 of 214):

**GOOSE RIDGE ESTATES II OPEN SPACE**

**TRAILS**

EQUIVALENT TRAIL LENGTHS SHALL BE APPLIED TO THE LENGTH OF TRAIL CONSTRUCTED MULTIPLIED BY THE APPROPRIATE TRAIL FACTOR BELOW:

|                    |                                      |
|--------------------|--------------------------------------|
| CITY PRIMARY TRAIL | 1.0                                  |
| PRIMARY TRAIL      | 1.0                                  |
| SECONDARY TRAIL    | 0.6                                  |
| EQUESTRIAN TRAIL   | 0.8 (WHERE SHOWN ON LUDR TRAIL PLAN) |
| URBAN TRAIL        | 1.0                                  |

| TRAIL LOCATION                                    | LENGTH     | LENGTH FACTOR      | EQUIVALENT LENGTH           | RU           |
|---------------------------------------------------|------------|--------------------|-----------------------------|--------------|
| GREEN BELT TRAIL – TRACT 207 (SECONDARY)          | 1,826 L.F. | 1,826 L.F. * 0.6 = | 1,095.6 L.F. @ 16 L.F. / RU | 68.5         |
| GREEN BELT TRAIL – TRACT 208 (SECONDARY)          | 567 L.F.   | 567 L.F. * 0.6 =   | 340.2 L.F. @ 16 L.F. / RU   | 21.3         |
| GREEN BELT TRAIL – TRACT 215 (SECONDARY)          | 523 L.F.   | 523 L.F. * 0.6 =   | 313.8 L.F. @ 16 L.F. / RU   | 19.6         |
| GREEN BELT TRAIL – TRACT 211 (SECONDARY)          | 102 L.F.   | 102 L.F. * 0.6 =   | 61.2 L.F. @ 16 L.F. / RU    | 3.8          |
| GREEN BELT TRAIL – TRACT 212 (SECONDARY)          | 124 L.F.   | 124 L.F. * 0.6 =   | 74.4 L.F. @ 16 L.F. / RU    | 4.6          |
| STORM POND TRAIL – TRACT 217 (SECONDARY)          | 438 L.F.   | 438 L.F. * 0.6 =   | 262.8 L.F. @ 16 L.F. / RU   | 16.4         |
| STORM POND TRAIL – TRACT 216 (SECONDARY)          | 123 L.F.   | 123 L.F. * 0.6 =   | 73.8 L.F. @ 16 L.F. / RU    | 4.6          |
| ROAD C TRAIL – TRACT 207, 209, 211, 213 (PRIMARY) | 1,164 L.F. | 1,164 L.F. * 1.0 = | 1,164.0 L.F. @ 16 L.F. / RU | 72.7         |
| <b>TOTAL</b>                                      |            |                    | <b>3,385.8 L.F.</b>         | <b>211.5</b> |

**TOTAL ALLOWABLE RU**

|              |                 |
|--------------|-----------------|
| TRAILS       | 211.5 RU        |
| PARKS        | 0 RU            |
| <b>TOTAL</b> | <b>211.5 RU</b> |

Here are some recent photographs of what the developers contend are acceptable Open Spaces / “local community play areas”:



*Goose Ridge Phase 1 – Tract 1*



*Goose Ridge Phase 1 – Tract 2*



*Goose Ridge Phase 1 – Tract 3*

Unfortunately, the LUDR does not contain specific language that defines Open Space. Because of this issue, the City Hearing Examiner recently weighed in on what counts as Open Space in Badger Mountain South (S2021-107, Notice of Decision, pg. 10 of 33):

*“There appears to be a need for clarification on the meaning of the term “Open Space.” Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as “Open Space” for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere.”*

The City Hearing Examiner’s opinion on this is very clear, classifying storm water facilities as Open Space is an affront to the Badger Mountain South community.

In addition to the classification of Storm Water Facilities as Open Space, the developer’s proposed amendment states “Additional open space may be established...for growing grapes, or other purposes not listed in sections 5C through 5G.” As we’ve clearly illustrated in this argument and others included in this packet, we are having significant problems with the developers ignoring the intent of the LUDR and the other binding community documents. We’re already losing out on parks, businesses, and potentially hundreds of acres of Open Space. All the evidence suggests that allowing the developers carte blanche in defining what counts as Open Space will result in a further loss of parks.



Therefore, in order to accommodate the need for storm water facilities and other similar land uses, we propose these land uses count not as Open Space, but as generic Civic Space. This allows the developers to count the acreage of storm water facilities, grape vineyards and other miscellaneous items towards our overall Civic Space Acreage, while also allowing for the development of community parks and Open Space as they were originally intended.

The proposal to count storm water facilities, grape vineyards and other random, unregulated places as Open Space is detrimental to public health, safety and welfare. First and foremost, the storm water facilities are hardly a place where children should be playing. Some are covered in jagged rocks while others boast steep slopes and stagnant pools of water. In the winter these storm ponds have frozen over with a layer of snow on top. Someone unfamiliar with the changing conditions could attempt to walk across the land, not realizing they're on a very thin layer of ice. The vineyards are pretty, but littered with signs that warn of toxic chemicals instructing people to keep away. Children and families can't play in these spaces either. These are definitively **not** "local community play areas".

If the developer were allowed to classify these locations as Open Space, it would give them further opportunity to sidestep their responsibility to put in community parks and legitimate Open Spaces.

Our proposed amendment promotes public health, safety and welfare by ensuring residents have access to a park or Open Space within the required 3 block radius. This provides residents an opportunity to exercise and/or connect with other members of the community. It also benefits the developer by allowing them to count these spaces towards the total acreage of the Civic District.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

The developer's proposed amendments are not. As the City Hearing Examiner wrote: "Storm drainage facilities and tracts are not, standing alone, areas that should credibly be accepted as "Open Space" for purposes of satisfying the 3-block standard. To find otherwise would render illustrative photos, intent and purpose language, and other language in the LUDR meaningless and insincere."

However, our proposed amendment to count the land as Civic Space is consistent and is critical to protecting the sustainable goals of the BMS community.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A



## Proposed Amendment: Edit to ‘Shall’ for 3-Block Rule

Citation of the specific text, map or other illustration suggested to be amended:

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

C. BMS-NG District: “No house in the BMS-NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**The suggested amendment:**

**LUDR**

**Page 1-3, 1.F Regulating Plan and Districts**

**Change from:**

C. BMS- NG District: “No house in the BMS- NG District is intended to be farther than 3 blocks from any park, mini park or other type of open space.”

**Change to:**

C. BMS- NG District: “No house in the BMS- NG District shall be farther than 3 blocks from any park, mini park or other type of open space.”

**If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:**

- a. Promotes the public health, safety and welfare;**
- b. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies;**

**A. (Promotes the public health, safety and welfare)**

Section 1.A.5 of the LUDR reads: “This document contains a number of should and shall statements. The intent is that should statements are desired items that will be reviewed during the design and incorporated as possible. Shall statements are requirement[s] and revisions of these requirements require a deviation from the requirement be granted by the City.”

Because the development of parks within Badger Mountain South has been an issue, the City Hearing Examiner recently weighed in on the use of should and shall in regards to the BMS-NG District (S2021-107 Notice of Decision, Section 16, Page 9 of 33):

*“Unfortunately, the 3-block service radius for parks and open space found in Sec. 1.F referenced above includes neither word, should or shall. However, under either characterization, as a “should or shall” statement, and based on the totality of evidence in this record and the entire LUDR document and the City’s Comprehensive Plan, including without limitation its Badger Mountain South Subarea plan..., the Examiner expressly finds and concludes that the 3-block park*

*or open space proximity to houses located in the BMS-NG District is intended to apply as a “shall” requirement in portions of this project that are within such district.”*

Having parks and Open Space intertwined throughout the community was one of the original goals for BMS. It makes for healthier residents and provides chances for neighbors to get to know each other, which in turn makes for a tighter, richer community experience. So far, Badger Mountain South has just one park to its name. This wasn't the intent of the community. By replacing “is intended to” with “shall” we can help set the record straight on just how important these parks are going forward. It will also provide clearer guidance to Developers when they begin platting new neighborhoods. This will positively impact the public health, safety and welfare of the community.

**B. (Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan; and complies with Chapter 36.70A RCW, also known as the Growth Management Act, and the Benton County countywide planning policies)**

Yes, it's clarifying the information that is already contained within the LUDR and other governing documents. The City Hearing Examiner has already expressly concluded that the use of “shall” is appropriate and required in this situation.

**If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan. [Ord. 12-96; Ord. 29-12 § 1.01].**

N/A

**Stevens, Mike**

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**From:** Lindsay Fowler <lfowler0468@gmail.com>  
**Sent:** Thursday, November 9, 2023 7:02 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

To whom it may concern,

I care for my community here at Badger Mountain South and am writing to let you know that I want NorAm held accountable for their promise of the parks intended for this community. Storm drainage areas are not places for children to play nor others to use as a “park space.” I want to see actual, useable green space people can enjoy.

Thank you,

Lindsay Adkins

## Stevens, Mike

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**From:** C Armstrong <chelsea.d.armstrong@gmail.com>  
**Sent:** Wednesday, January 3, 2024 9:45 AM  
**To:** Stevens, Mike  
**Subject:** Urgent: Mislabeling of Community Spaces in Badger Mountain South

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Dear Planning Commission,

I'm reaching out to you again as a proud early resident and a parent deeply invested in the West Village community of Badger Mountain South. When my family chose to make this neighborhood our home back in 2018, we were captivated by a dream detailed in the master plan of vibrant parks and welcoming spaces where our children could safely play and grow.

I've been following the recent discussions about the storm drainage ponds, and I must share my concerns. The idea of using rock-filled storm drainage ponds as open spaces is troubling. It's hard to imagine our kids playing in areas that, at their core, were never meant for play. These spaces, with their uneven and hard surfaces, are far from the safe, green havens we pictured. It's not just about the aesthetics; it's about the safety and well-being of our residents.

The gap between what we were promised and what's being proposed now is more than just disappointing; it feels like a breach of trust. We moved here with a vision sold to us – not just of houses, but of a community thriving with children at play in safe, green spaces.

I understand there are complexities and financial considerations at play, but I can't help but ask: Are we putting the interests of developers above the needs of the families who call this area home? Are we forgetting the very soul of what makes a community a place where people want to live, not just stay?

As we look ahead, I urge the Planning Commission to think about the kind of legacy we want to leave for the generations that will call Badger Mountain South their home. I can't help but think about the stories I've heard from other communities, where inadequate recreational areas led to tragic accidents and a sense of loss for what could have been. It's a situation I never imagined we'd have to consider here.

To the developer, our neighborhood may be just a collection of houses but it is bigger than that. It's a community of families, each with a story, each with dreams for their children. We're not just asking for parks; we're asking for you to uphold the commitments you have made to us.

Warm regards,

Chelsea Armstrong  
Sent from my iPhone

> On Nov 11, 2023, at 1:02 PM, C Armstrong <chelsea.d.armstrong@gmail.com> wrote:

>

> Dear Planning Commission,

>

> I hope this message finds you well. My name is Chelsea Armstrong, and I am a resident of the West Village community in Badger Mountain South, having settled here in 2018 as one of the first homeowners. I am writing to express my concerns regarding the ongoing mislabeling of drainage ponds as "parks" or "open spaces" within our community.



>

> As an early adopter and supporter of the Badger Mountain South Master Plan, my family and I invested in this community with the expectation that the vision and commitments laid out would be honored. The current issue not only impacts our quality of life and property values but also undermines the trust we placed in the initial promises made to us.

>

> It's particularly disconcerting to hear arguments suggesting a lack of interest or concern from the community members. I want to assure you that there is a strong contingent of residents who remain deeply invested in the future and integrity of our neighborhood. Our commitment to Badger Mountain South was based on a shared vision of community development, one that promised more than just homes, but a truly holistic living experience.

>

> Additionally, as a parent of a one-year-old, I am increasingly concerned about the lack of safe recreational spaces for children in our community. The drainage ponds, labeled as "parks" or "open spaces," are not suitable or safe for young children. We need real solutions that provide safe, accessible, and engaging recreational areas for our families and children, as it was promised in the master plan.

>

> We are seeking transparency, accountability, and adherence to the original plans of the development. The perception that the city's priorities might be influenced more by developers and investors than by the needs and expectations of residents is troubling. This issue is not just about immediate concerns; it's about the legacy we are creating for the generations that will follow us.

>

> We earnestly request that you take swift and decisive action to address this matter. It is crucial that any resolutions reinforce the integrity of our neighborhood and restore our confidence in the ongoing development and management of Badger Mountain South. We have only one opportunity to get this right, and the decisions made today will echo far into the future.

>

> Thank you for your attention to this matter. We look forward to your response and the steps that will be taken to uphold the commitments made to this community.

>

> Sincerely,

> Chelsea Armstrong

## Stevens, Mike

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**From:** C Armstrong <chelsea.d.armstrong@gmail.com>  
**Sent:** Saturday, November 11, 2023 1:02 PM  
**To:** Stevens, Mike  
**Subject:** Urgent: Addressing Mislabeling of Community Spaces in Badger Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Dear Planning Commission,

I hope this message finds you well. My name is Chelsea Armstrong, and I am a resident of the West Village community in Badger Mountain South, having settled here in 2018 as one of the first homeowners. I am writing to express my concerns regarding the ongoing mislabeling of drainage ponds as “parks” or “open spaces” within our community.

As an early adopter and supporter of the Badger Mountain South Master Plan, my family and I invested in this community with the expectation that the vision and commitments laid out would be honored. The current issue not only impacts our quality of life and property values but also undermines the trust we placed in the initial promises made to us.

It's particularly disconcerting to hear arguments suggesting a lack of interest or concern from the community members. I want to assure you that there is a strong contingent of residents who remain deeply invested in the future and integrity of our neighborhood. Our commitment to Badger Mountain South was based on a shared vision of community development, one that promised more than just homes, but a truly holistic living experience.

Additionally, as a parent of a one-year-old, I am increasingly concerned about the lack of safe recreational spaces for children in our community. The drainage ponds, labeled as “parks” or “open spaces,” are not suitable or safe for young children. We need real solutions that provide safe, accessible, and engaging recreational areas for our families and children, as it was promised in the master plan.

We are seeking transparency, accountability, and adherence to the original plans of the development. The perception that the city's priorities might be influenced more by developers and investors than by the needs and expectations of residents is troubling. This issue is not just about immediate concerns; it's about the legacy we are creating for the generations that will follow us.

We earnestly request that you take swift and decisive action to address this matter. It is crucial that any resolutions reinforce the integrity of our neighborhood and restore our confidence in the ongoing development and management of Badger Mountain South. We have only one opportunity to get this right, and the decisions made today will echo far into the future.

Thank you for your attention to this matter. We look forward to your response and the steps that will be taken to uphold the commitments made to this community.

Sincerely,  
Chelsea Armstrong

## Stevens, Mike

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**From:** Alan Atkins <alan.b.atkins@gmail.com>  
**Sent:** Monday, November 13, 2023 5:15 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South LUDR Changes

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike,

I'm a resident of Badger Mountain South and I would like to voice my support for sticking with the original development plans. We need as much real green space as possible. By that I mean parks for kids, not drainage basins they want to take credit for as green space. There is a huge community of young parents (myself included) with small children that would benefit from having more options with playgrounds and space for kids activities. I appreciate your consideration in this issue.

Best Regards,

Alan Atkins  
(509) 308-2245  
4920 White Dr

## Stevens, Mike

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**From:** Michael Binder <mbinder1231@gmail.com>  
**Sent:** Thursday, November 9, 2023 2:42 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South///parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Michael Binder  
4785 White Dr  
Richland, WA 99352  
541-980-2608



**Stevens, Mike**

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**From:** Megan Bjornberg <meganbjornberg@yahoo.com>  
**Sent:** Thursday, November 9, 2023 4:01 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello again Mike,  
We still care about usable green space. There has already been enough taken away, please don't take this away too.

Megan Bjornberg  
Smitty Drive  
Richland, WA

## Stevens, Mike

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**From:** Angelica Bottineau <angelica.marie.bottineau@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:46 AM  
**To:** Stevens, Mike  
**Subject:** West Village

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello,

I'm a homeowner in West Village and care significantly about having accessible and safe parks for my children to play in. I want what was promised to us when we purchased our home.

Angelica Bottineau

## Stevens, Mike

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**From:** cbreitkreitz <cbreitkreitz@aol.com>  
**Sent:** Friday, November 10, 2023 8:26 PM  
**To:** Stevens, Mike  
**Cc:** cbreitkreitz; Allison Breitkreitz  
**Subject:** Badger Mountain South Community, drainage ponds issue

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

**Please don't disregard us homeowners, all to the benefit special interest land developers.**

I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

**Again, please don't disregard us homeowners, all to the benefit special interest land developers.**

Sincerely,

Chris and Allison Breitkreitz  
4996 McEwan Drive  
Richland, WA 99352

## Stevens, Mike

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**From:** Trevor Buck <trevor.a.buck@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:43 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mike,

As a resident of the Badger Mountain South community, I hope the city does not make any changes that could reduce the number of parks in our neighborhood. When choosing a neighborhood to build a home in we picked West Village largely because of the neighborhood amenities and requirements that were spelled out in the LUDR. Personally I don't feel that storm water ponds should be considered open space at the same level as a park. I hope the city agrees, and does not allow this change to be made.

Trevor Buck  
Resident on Villata Ave



## Stevens, Mike

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**From:** Breilynn Buck <brei97@gmail.com>  
**Sent:** Thursday, November 9, 2023 3:41 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission,

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Breilynn Buck  
2541 Villata Ave. Richland WA 99352  
[brei97@gmail.com](mailto:brei97@gmail.com)

## Stevens, Mike

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**From:** Stephanie Burrier <stephanie.burrier@gmail.com>  
**Sent:** Sunday, November 12, 2023 6:26 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South- Drainage Ponds ≠ Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

ATTN Planning Commission:

I hope this message finds you well. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Stephanie Burrier  
4774 McEwan Dr.  
[stephanie.burrier@gmail.com](mailto:stephanie.burrier@gmail.com)  
580.301.4672

## Stevens, Mike

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**From:** starla calapp <scalapp@me.com>  
**Sent:** Thursday, November 9, 2023 7:12 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hello Mike

I was unable to make the last Planning Meeting but you need to know our community needs/deserves to have parks. The storm drainage ponds are not suitable for children to run around in and play. To say that they are is irresponsible.

With kids at home, attending the meetings in person is impossible for most of us. If we could attend over zoom like in the past more of us would attend. Not sure if it was changed so less people could attend or not but our voices needs to be heard.

Starla Calapp  
Concerned resident of BMS

## Stevens, Mike

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**From:** Carney, Andrew M <Andrew.Carney@pnnl.gov>  
**Sent:** Thursday, November 9, 2023 3:46 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission - Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

I chose to have a house built in the Badger Mountain South community largely because of the LUDR and its emphasis on green spaces within the community. I don't believe drainage ponds that are largely landscaped with gravel or rocks, or fenced off because of potential safety hazards, uphold the spirit of the LUDR or how the development was originally pitched when it comes to open green spaces. In fact, the web site ( <https://badgermountainsouth.com/> ) still talks of "a multigenerational community connected by 200 acres of parks, open spaces and trails" and to "play your favorite sport at the neighborhood park." It is clear the original spirit and intentions of the LUDR and the community was to have natural green spaces that were designed for and safe for residents and community members to enjoy.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,  
Andrew Carney  
2568 Villata Ave  
Richland, WA 99352

---

### Andrew Carney

Technician  
Nuclear Chemistry & Engineering Group  
Pacific Northwest National Laboratory  
902 Battelle Boulevard  
P.O. Box 999, MSIN P7-25  
Richland, WA 99352 USA  
Tel: 509-375-6433  
[Andrew.Carney@pnnl.gov](mailto:Andrew.Carney@pnnl.gov)

**Collaboration** | Creativity | **Courage** | **Integrity** | Impact





**Stevens, Mike**

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**From:** Briant and Stacy Charboneau <briant.stacy@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:06 AM  
**To:** Stevens, Mike  
**Subject:** Safe Parks needed in Badger Mountain South (BMS)

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Mr. Stevens,

We live in BMS and our community needs safe, accessible parks where kids and families can play....real parks, not storm drainage ponds. The current usage of the parks we have is very high and our community continues to grow. Many families in our community drive to the one large park we have, bringing more car traffic around playing kids and dogs, because they are not within walking distance to safe, accessible green space. Please consider the needs of the home owners when considering yet another amendment to the LUDR proposed by the developer to reduce our parks.

Thank you for your consideration,

Briant and Stacy Charboneau

## Stevens, Mike

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**From:** Ashley Coronado <ashleybcoronado@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:12 AM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mr. Stevens,

I live in Badger Mountain South and care about having accessible, safe parks for my kids to play in. Please know this is important to so many in our community.

Thank you,  
Ashley Coronado

## Stevens, Mike

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**From:** Cunnina2 <cunningham.aaron238@gmail.com>  
**Sent:** Thursday, November 9, 2023 5:55 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Aaron Cunningham  
—Smitty Drive  
Richland, WA 99352

(360)791-5830

Sent from my iPhone



## Stevens, Mike

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**From:** John Foltz <John22.Foltz@outlook.com>  
**Sent:** Friday, November 17, 2023 11:42 AM  
**To:** Stevens, Mike  
**Cc:** bfoltz1758  
**Subject:** Drainage Ponds

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Members of the Richland County Planning Commission:

I'm writing to express my significant concern about drainage ponds in the Badger Mountain South Community being incorrectly labeled as "parks" or "open space."

This is an issue that affects the quality of life and property values for the residents of Badger Mountain South Community but also concerns the original vision and promises made for our neighborhood. I would ask for transparency, accountability, and a commitment to the promises made to us as residents. This is the type of issue that makes me question whether the city is genuinely prioritizing the best interests of our community or if it's looking only at the interests of developers/investors. This issue will impact the future of our community, and it hinges on your understanding and swift action in addressing this critical issue. It would be great if you could reach a resolution that not only upholds the integrity of our neighborhood but also helps to re-establish our confidence in the development and management of the Badger Mountain South Community. **Please do not label these drainage ponds as parks - as the consequences will have lasting impacts on our future generations.**

Thank you very much for your consideration.

Sincerely,

John and Barbara Foltz

**John C. Foltz, PhD**

Professor Emeritus

College of Food, Agricultural, and Environmental Sciences

The Ohio State University

Professor and Dean Emeritus

**University of Idaho**

Cell 208-310-6830 | [john22.foltz@outlook.com](mailto:john22.foltz@outlook.com)

**Barbara Foltz**

Retired Staff Member

**University of Idaho**

Cell 208-310-6555 | [bfoltz1758@gmail.com](mailto:bfoltz1758@gmail.com)

## Stevens, Mike

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**From:** Jeff Hall <jeffhall1332@gmail.com>  
**Sent:** Thursday, January 4, 2024 3:41 PM  
**To:** Stevens, Mike  
**Subject:** LUDR Amendments-Storm Drainage Ponds

[You don't often get email from jeffhall1332@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens:

Please note this email as supporting the amendments for the storm drainage ponds.

I agree with the new language proposal which does NOT allow storm drainage ponds to count as Open Space if:  
A) they are fenced off, and/or B) have a slope greater than 4:1.

Thank you

Jeff Hall  
2546 Morris Ave  
Richland, WA 99352  
360-609-0106

Jeff M Hall

## Stevens, Mike

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**From:** Jeff Hall <jeffhall1332@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:55 AM  
**To:** Stevens, Mike  
**Subject:** BMS resident.

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good morning...I live in Badger Mtn South development. We really need parks and open spaces in our neighborhood. Please consider this email as a plea to you and your team.

Thank you

Jeff M Hall  
2546 Morris Ave  
Richland WA  
360-609-0106

## Stevens, Mike

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**From:** e.hanson0914 <e.hanson0914@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:25 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

I live in Badger Mountain South and care about having accessible, safe parks for my kids to play in.

Eric Hanson



## Stevens, Mike

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**From:** Jamie Haren <jamie.haren@gmail.com>  
**Sent:** Thursday, November 9, 2023 3:07 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Mr. Stevens,

I live at the end of Reata Rd, across from Road A entrance. While I technically do not live in BMS community, I still feel as we are close enough to have an opinion in the continuous changing of plans by Nor AM. We currently take a daily walk or ride bicycles across the street to Road A, as Reata Rd is not a kid friendly road to walk or bike on. My family plans on regularly utilizing the parks that are closer to us in BMS once more are established. We have been to one of the current parks several times (not within walking/biking distance from us) within the BMS community.

I believe that storm water ponds do not sufficiently count as open and safe space that would eventually take the place of 7 parks, that were once intended to be there. It is important for Nor AM to keep the the original vision and plans of the area, they already have changed and taken away many promised plans, including the wine village and several parks within the community.

Intended parks should remain in the plans, by changing the LUDR less parks are going into the community, which greatly upsets the residents of the BMS community and those residing near or around the community. We care about the family atmosphere that BMS was supposedly intended to represent.

Thank you,

Jamie Haren

Sent from my iPhone

## Stevens, Mike

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**From:** Jim Hebert <jhebert1947@hotmail.com>  
**Sent:** Friday, November 17, 2023 3:54 PM  
**To:** Stevens, Mike  
**Subject:** Community Parks for BMS in Richland

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike,

My name is Jim Hebert I live at 4907 White Drive Richland in the West Village Development off Dalas Rd. At the time we purchased our home over a year ago, we were told that the developer in this area would be putting in local parks into each neighborhood. There would also be community areas for the homeowners with trails, sports parks, etc. To date none of these things have been added to the West Village development, and we are hearing that the developer is not planning on building any additional parks in our community.

Over the past year many families have bought homes in this community with the hopes of having local parks for their kids to play and have sports activities. Don't let this developer get away with not putting in the parks that he promised to build for our community. Please support the Badger Mountain South communities and require the developers to build the parks they said they would put in are areas.

Thank You,  
Jim Hebert

## Stevens, Mike

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**From:** Debbie Hebert <dhebert1949@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:31 AM  
**To:** Stevens, Mike  
**Subject:** Parks in Badger Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

My understanding is that there is going to be a decrease in parks. We need the parks as were originally proposed. Since moving here a 1 1/2 years ago I have not seen one park built, very disappointing.  
Debbie Hebert

Sent from my iPhone

## Stevens, Mike

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**From:** lauradots@aol.com  
**Sent:** Friday, November 10, 2023 4:17 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Mr. Stevens and Planning Commission,

I live in the West Village Subdivision/Badger Mountain South community in south Richland at 4882 Smitty Drive. I recently discovered that there has been an amendment in the LUDR so storm water ponds may count as open space, thereby further reducing the number of parks to be available in our community. Since this follows other reductions from 62 parks to 7, this is unacceptable for a community of this size.

I purchased my home in 2019 based upon its location and the description of future development plans. I was happy to hear it would be a walkable community where I could get to know my neighbors and I could contribute to the community over the long-term. I've been a resident of the Tri-Cities since 1989. I've taught elementary students in both Richland and Pasco School Districts and raised three sons to adulthood here.

I would like to remain in my home with the lovely view of the hills, but I am concerned about the quality of life I will enjoy in this community in the future. My trust in the developer and the city is rapidly eroding and I am considering whether or not this is the community for me. I understand the argument has been made that not enough citizens are concerned about this issue, so I am writing to convince you otherwise.

Please make this a priority and revisit this issue in your planning. In the Guiding Principles for this community, open spaces and green areas are a priority. Do not renege on your commitments to these principles and this community.

Thank you,  
Laura Hendrickson  
(509) 366-3229



## Stevens, Mike

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**From:** Jody Hough <jodyhoughsales@gmail.com>  
**Sent:** Saturday, November 11, 2023 1:19 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Jody Hough Sales  
4142 Corvina Street  
Richland, WA 99352

Contact:  
425-457-0693  
jodyhoughsales@gmail.com

## Stevens, Mike

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**From:** Melissa Kasper <melissakasper7@gmail.com>  
**Sent:** Thursday, November 9, 2023 5:47 AM  
**To:** Stevens, Mike  
**Subject:** BMS and I care!

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello,

I live in Badger Mountain South in West Village and I absolutely care about the parks in our neighborhood. I wasn't able to make the last meeting because of my kids' sports schedules. I would love it if we could be allowed to attend via Zoom so everyone has a chance of being included.

That being said... My family moved from Vancouver, WA with the idea that this would be a wonderful neighborhood for our family. That has changed for the worse unfortunately. The developer is trying to count storm water areas as open space. That's simply not ok! We thought we were getting multiple parks in our neighborhood, which is exactly the kind of neighborhood we wanted to live in and raise our kids going to!

We live in West Village and there are ZERO parks in our neighborhood. It's very disappointing and disheartening that we were flat out lied to. Where are our parks?! The bait and switch tactic is absolutely wrong when we invested a ton of money into our home for a lifestyle we knew would fit our family, to just have the builders try and take that from us.

Please fix this before it's too late. Our family would not have moved here had we known we weren't going to get what we were told before we signed the papers to build here.

Thank you,  
Melissa Kasper  
2596 Rinas Rd  
Richland, WA 99352

## Stevens, Mike

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**From:** Michelle Killebrew <camilkrn@yahoo.com>  
**Sent:** Thursday, November 9, 2023 6:28 AM  
**To:** Stevens, Mike  
**Subject:** Parks in BADGER Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr Stevens,

I am sending this email to let you know I live in BMS and I am very concerned the parks are being taken away. I care about having accessible and safe parks for my child to play in and want the parks to stay.

Many people, living in this development, have small kids. We are working parents and cannot always be available for these meetings. There are many people, I have spoke to personally, who do not want to see these parks taken away.

I have lived in West Village since 2018. When selling the lots, we were promised so many things, which have already been taken away. These were selling features and it now feels like we were tricked into buying somewhere the developer never intended on following through with the vision. It feels this should be fraudulent and not be allowed. Especially, when it is being used to make a sale.

In the future, it would be nice to have another option for these meetings, such as video or audio attendance. Many of us cannot attend due to having small children or may still be working. Please make meetings more accessible for everyone.

Thank you for your time.

Sincerely,

Michelle Killebrew  
Sent from my iPhone

## Stevens, Mike

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**From:** James King <michelangelolauer@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:40 AM  
**To:** Stevens, Mike  
**Subject:** Parks in Badger Mountain

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Sir:

A lot of us do care about the Parks that were in the Vision or Planning stage when we bought our properties. I was also told there would be retail business within walking distance and I know that is just now starting. I'm very concerned about the traffic that is coming and only one way in and out of here. There was quite a bit of participation in your meetings when they were offered on Zoom, maybe too much so now its not available. Quite a few of us are still working jobs and have children or other business to attend to when we get home. So I'm hoping we all did not pay premium prices here for just another housing addition with no amenities.

Sincerely  
James King



## Stevens, Mike

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**From:** Kelly Knurbein <kelylynn1@yahoo.com>  
**Sent:** Thursday, November 9, 2023 3:43 PM  
**To:** Stevens, Mike  
**Subject:** Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

I wanted to add a little more due to the fact that the developer is continuing to call the storm drains parks and open spaces for my children and family to play.

Dear Planning Commission:

I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Kelly Knurbein  
5091 Smitty Dr.  
Richland, WA 98352  
509-845-1071

**Stevens, Mike**

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**From:** Kelly Knurbein <kelylynn1@yahoo.com>  
**Sent:** Thursday, November 9, 2023 3:36 PM  
**To:** Stevens, Mike  
**Subject:** ATTENTION PLANNING COMMISSION

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good afternoon.

I live in the Badger Mountain South neighborhood. My family and I absolutely care about having accessible and safe parks. I am so tired of having to fight this issue with the developer. I most certainly care about the issue. We should be given what was sold to us. That has already been drastically decreased over the years and here we go again having to defend and fight for what was already sold to us. Thank you for your time.

Kelly Knurbein  
5001 Smitty Dr.  
Richland, WA 99352

## Stevens, Mike

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**From:** Kristen Kuempel <kristen.em.kuempel@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:33 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Green Spaces

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

[Name]

[Address]

[Contact Info]

## Stevens, Mike

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**From:** Penny Leneus <pleneus@icloud.com>  
**Sent:** Saturday, November 11, 2023 12:32 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

I live in the West Village community of Badger Mountain South and am concerned about the drainage ponds and their labels. My understanding of a drainage pond is it collects the water runoff from storms therefore I would think the water will contain bacteria and chemicals that you should not play in. I feel if you cannot play, that is run with your friends or kick a soccer ball, in an area it is not a park. If you cannot set down and watch your grandkids play it is not an open space. I would think that these drainage ponds would need to be maintained, who would pay for these costs, not the homeowner. How are these drainage ponds going to be secured, and if they are secured how can they be labeled as "parks" or "open spaces".

I appreciate you taking the time to read my email and I hope the City of Richland will take a closer look at my concerns. Parks and Open Spaces are for running, playing with friends and enjoying the outdoors not for worrying about what you might be exposed to.

Thank You,

Penny Leneus  
4973 McEwan Drive  
Richland, WA 99352  
pleneus@me.com



## Stevens, Mike

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**From:** David <dlenaeus@hotmail.com>  
**Sent:** Friday, November 10, 2023 1:41 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello

I live in Badger Mountain Smith and I care about having accessible, safe parks for kids to play in. We need more parks here.

Dave Leneaus  
4973 McEwan Drive  
Richland WA, 99352

## Stevens, Mike

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**From:** Heather Livsey <heatherrill@gmail.com>  
**Sent:** Thursday, November 9, 2023 2:06 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Heather Livsey  
2487 Brodie Lane, Richland, WA 99352  
(541) 891-7090

## Stevens, Mike

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**From:** Terrie Mead <meadterrie@hotmail.com>  
**Sent:** Thursday, November 9, 2023 5:00 PM  
**To:** Stevens, Mike  
**Subject:** Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission,

I live in Badger Mountain South. I am concerned about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in our community. I care about having accessible, safe parks for our kids, today and future generations, to play in.

Sincerely,

Terrie Mead  
4608 Vineyard Estate Lane

## Stevens, Mike

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**From:** Selia Mendoza <seliamendoza@gmail.com>  
**Sent:** Sunday, November 12, 2023 8:02 PM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Good evening, I am writing tonight to voice my concern for protecting land for parks and open areas in the South Badger Mountain Community. When I purchased my home in July of 2021, I was told there would be a park in each community and trails and open areas to enjoy. I haven't seen any new parks established in the 2+ years since I've lived here. As more families are moving in, I find this to be a priority. Many of the open areas near me are for storm water drainage. As it gets colder, these areas will be iced off and not safe for children to play.

Our community prides itself in its open spaces and many home owners can be seen walking along the trails each day.

This shows me that protecting open areas is important to all of my fellow neighbors as well. I hope that attention will be given to the promises that home owners were given when buying in BMS. We are a wonderful group of law abiding, tax paying citizens and want our city officials to enforce the promises that were made to us.

Sincerely,

Selia Mendoza

seliamendoza@gmail.com

Sent from my iPhone



**Stevens, Mike**

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**From:** Donn Meyers <donnryanmeyers@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:14 AM  
**To:** Stevens, Mike  
**Subject:** BMS parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I live in BMS and care about having safe accessible parks in our neighborhood for kids. Thank you.

Donn Meyers

## Stevens, Mike

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**From:** Marcus Mosley <marcus.mosley1@gmail.com>  
**Sent:** Thursday, November 9, 2023 7:54 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Community Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike,

I am writing to express the importance of community parks in my neighborhood, Badger Mountain South. It is my understanding that the developer, NorAm, is once again trying to reduce the amount of parks promised to us residents. We paid a premium for our lot based on those promises. The developer collected profits from that premium and is now, once again, attempting to weasel out of their legal obligations.

Storm water ponds are not parks and are not areas where my children can play. Please do not remove any more of the 17 parks we have remaining. Please deny the developer's greedy request to once again amend the LUDR.

The developer was paid for the parks that he promised via increased lot prices. His attempt to take that money and put it in his pocket rather than fulfill his legal duty shows greed and a blatant dereliction of duty.

Please put an end to NorAm's selfishness and put our community first. Make NorAm uphold the promises and legal obligations remaining from their original agreement by denying this LUDR amendment.

Thank you for your consideration,

Marcus Mosley  
4174 Highview Street  
Richland, WA

## Stevens, Mike

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**From:** Kate <k8little@gmail.com>  
**Sent:** Friday, November 10, 2023 11:02 AM  
**To:** Stevens, Mike  
**Subject:** Attention: Planning Commission - Richland - Badger Mountain South Community Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mike,

We recently finished our build in Badger Mountain South this spring and have loved the new community so far. There are, however, some concerns that were promised to us years ago when we purchased our lot that really drew us to the neighborhood in the first place. Lots were definitely more than other comparable sales due to the amenities and infrastructure being marketed at the time. We appreciate the reversal on Nor AM's proposal to add more townhomes to zoned commercial space, and we urge you and the team to protect the green spaces/parks within our community that so far are mainly just drainage spaces. Our children cannot utilize this space to play in and it seems like the developer is not delivering on promises and legal obligations that were set forth years and years ago.

This community is amazing - please continue to support this growing community by committing to the 17 parks remaining. I really appreciate you taking the time to read our concerns.

Thank you for your time,

Kate Mosley  
4174 Highview St  
Richland, WA 99352

**Stevens, Mike**

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**From:** Michael Newland <michael.m.newland@gmail.com>  
**Sent:** Thursday, November 9, 2023 10:55 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Parks

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

As a member of The BMS community and neighborhood, I would like to express my interest and concern in the lack of accessible parks in our community. As a growing community with children and plans to build a new school in our area, it is vital we have safe parks and recreation areas for our kids (and pets) to play in. Irrigation ditches and runoff ponds are not ideal spots to bring your family for a picnic. Please prioritize this issue. I was born and raised in Richland and highly value the beautiful community in which we live.

Thank you!

Sent from my iPhone



## Stevens, Mike

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**From:** Mariah Ochoa <mariah.ochoa@outlook.com>  
**Sent:** Thursday, November 9, 2023 7:56 AM  
**To:** Stevens, Mike  
**Subject:** Request to have parks in Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Mike Stevens,

I hope this message finds you well. I am writing to express my strong desire and that of many other residents in our neighborhood for the establishment of parks in our community at Badger Mountain South.

Parks play a crucial role in enhancing the quality of life for residents by providing green spaces for recreation, relaxation, and community gatherings. They offer numerous benefits, such as improving physical and mental health, promoting social interactions, and adding to the overall appeal of our neighborhood. Access to parks is one of the reasons we chose this area.

Our neighborhood is currently lacking in accessible green spaces, and I believe that the creation of parks would significantly contribute to the well-being and happiness of our residents, including families, children, and seniors. Moreover, it would improve property values and attract potential new residents to our area.

I kindly request your support in considering this proposal and advocating for the allocation of resources to develop parks in our neighborhood. Your assistance in making our community a better place to live would be greatly appreciated.

Thank you for your attention to this matter, and I look forward to hearing from you regarding the progress of this initiative.

Sincerely,

Mariah Ochoa  
2548 Rinas Road

**Stevens, Mike**

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**From:** Justin <theoreillyfamily1@gmail.com>  
**Sent:** Thursday, November 9, 2023 8:08 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Mr. Stevens,

Please take into consideration that the proposal to further lessen the amount of parks in our community is against the wishes of our neighborhood.

We are located on lot 13 on Highview street. We were one of the first houses built here. We've disappointedly watched our neighborhood advanced with less and less park space that we bought into for our children.

This issue is very important to the members of BMS.

Thank you,

Justin and Jessica O'Reilly

Sent from my iPhone

## Stevens, Mike

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**From:** Lisa Pedro <lisajeannedro@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:53 AM  
**To:** Stevens, Mike  
**Subject:** Parks in BMS community

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mike...

I've lived/ retired here in West Village for 2 years...

What I was told about the community sounded wonderful. A walkable community with a wine village and nice small shops isn't going to happen which is pretty disheartening ...

Now LUDR is trying to take away 7 of the projected parks... PLEASE don't let that happen. Those parks are important to subdivisions. Mostly for a place for the kids to play and where we can walk our pets. Not to mention much more aesthetically pleasing...

Thank you for your consideration  
Lisa

--

Lisa Pedro  
360-609-3856  
Email [lisajeannedro@gmail.com](mailto:lisajeannedro@gmail.com)

## Stevens, Mike

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**From:** JIM PHIFER <jimphifer@hotmail.com>  
**Sent:** Thursday, November 9, 2023 5:51 PM  
**To:** Stevens, Mike  
**Subject:** BMS LUDR amendments

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Attention Planning Commission

My name is James Phifer and I live in Badger Mountain South (BMS) and I'm writing you today to express my concerns in regard to the recent request by the Nor Am Corp. to make changes to the LUDR.

One of the community's greatest concerns, is clearly the changes to the park areas. Specifically, Nor Am's wanting to add areas that currently are being used for water runoff (Drain Areas) into part of our parks area.

My wife and I enjoy walking our community on a daily basis and after our recent rains, we witnessed these drain areas doing what they are intended for, which is to hold water. The amount of water we saw in these areas would be of grave concern to any parent/grandparent, etc. of a small child. Just based on the safety issue, these areas should be taken off the table right away. Just from what we saw in regard to the amount of water, a small child could have easily drowned. Is the City of Richland prepared to take the legal responsibility if something like this was to happen in the future? FYI - we did take a photograph of one of the areas showing the water height if you would like us to send it in.

I'm asking the planning Commission members to please strike down any and all changes regarding reducing the parks and using drainage areas as Open Space. From what was originally planned to what is now being proposed, the total numbers of parks have been reduced by over 80%. This only benefits the Nor Am Corporation, not the people of the community, who will reside here long after Nor Am has left the area.

In closing, I would like to point out, that from the original plans (from what we all based our decision to purchase our homes from), the Nor Am corporation has little by little, removed, not added, anything that would benefit this community.

Thank you for taking the time to read and consider what I have written.

Sincerely, Jim Phifer  
4843 Smitty Drive  
Richland, WA 99352



## Stevens, Mike

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**From:** Patrick Maag <pmaag09@gmail.com>  
**Sent:** Thursday, November 9, 2023 12:00 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello - just letting you know that I care about parks for my children and the health of our community. Removing park space from master plans is a shortsighted and ill-advised decision. Changing plans for communities without clear communication and justification also erodes trust between the citizens and their government.

Call me if you want to discuss. 503-250-2835. Thank you.

—Patrick Maag  
4150 Highview St.  
Richland, WA 99352  
(From Mobile)

## Stevens, Mike

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**From:** GWENDOLYN POPE <GWENDOLYN\_POPE@msn.com>  
**Sent:** Thursday, November 9, 2023 6:52 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi, I've been a resident of West Vineyard neighborhood in Badger Mountain South Development for 1.5 years. When we decided to build our home here it was based on the "community" it sold with park, trails and gathering spaces. There is a storm drain "park" two blocks from me. It has steep slopes and is not a place designed for gathering or pending time with others. No lights, no park benches or picnic tables.

My husband and I feel lied to. It is not what drew us to this area.

We paid for a more expensive home because the plan was to develop these great parks, trails and gathering spaces that we can enjoy for years to come.

Please don't let these parks be taken away from what was the original intention.

Gwendolyn

## Stevens, Mike

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**From:** Angela Raleigh <angela.f.raleigh@gmail.com>  
**Sent:** Thursday, November 9, 2023 3:36 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Angela Raleigh  
4384 Corvina Street  
Richland, WA 99352  
(509) 420-0404  
Angela.f.raleigh@gmail.com

## Stevens, Mike

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**From:** Ashley Riel <ashleyriel@outlook.com>  
**Sent:** Saturday, November 11, 2023 3:44 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Committee-BMS Parks

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Ashley Riel  
2571 Rinas Rd  
Richland WA 99352  
509-795-4103



## Stevens, Mike

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**From:** Rebecca P. Maag <rebeccapmaag@gmail.com>  
**Sent:** Thursday, November 9, 2023 11:53 AM  
**To:** Stevens, Mike  
**Subject:** BMS Parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mr. Stevens,

I am a resident of the Badger Mountain South neighborhood. I have 3 small children and one of the draws of moving to the BMS neighborhood was the number of parks it was supposed to have. Now that the storm water drainage areas are being considered green spaces, it is disappointing. I would never suggest my children play in a storm water drainage area.

Please consider the community members' desire to live somewhere with more access to (safe) green spaces to play. I want to show my children the value of playing and being outside. The value of having gathering places in our neighborhood to meet new friends and keep our community strong.

Our neighborhood is asking that you please fight for us and consider what is best for the people of Richland, rather than the developers. We've already lost a lot of the green spaces we were promised - please help us keep the ones we could still get back.

Thank you for your time and efforts!!

Sincerely,  
Rebecca Maag

## Stevens, Mike

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**From:** Emilie Robinson <emrob82@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:52 AM  
**To:** Stevens, Mike  
**Subject:** Parks in Badger mountain south

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

I built my home in Badger mountain south in 2016, when we were promised so many things, that never came to fruition. It's disappointing to say the least. Please continue with the plans to build our parks that are so appreciated by our community. Our children are looking so forward to them. Those grassy areas that are just water run offs are not parks and shouldn't be considered as such.

-Emilie and Cortland Robinson

## Stevens, Mike

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**From:** Erin Rood <erinlrood@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:41 AM  
**To:** Stevens, Mike  
**Subject:** Badger mountain south parks

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning!

A caring neighbor brought to my attention that the future parks of our community are at stake. My young family recently moved here in the west village of BMS in hopes that a park would be built for our children as promised in the plans we read about. Based on what I've seen, our promised parks keep dwindling down. We do not want storm water ponds to count towards our total parks. We want family friendly safe parks for our children. Please help us protect these parks for our community.

Thank you.

Sincerely,  
Erin Rood

## Stevens, Mike

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**From:** jillnmnr@aol.com  
**Sent:** Friday, November 10, 2023 9:37 AM  
**To:** Stevens, Mike  
**Subject:** BMSC Planning

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Thank you for your time.

Sincerely,

Jill Russell  
BMSC Resident  
2615 Clark Ridge Dr  
Richland, WA 99352



## Stevens, Mike

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**From:** Nick Sampson <sampson454@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:45 AM  
**To:** Stevens, Mike  
**Subject:** Badger mountain south community parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hi Mike I am a resident of the badger mountain south community in the west village side. We need a park! I know the large one in between market and vineyard but we need one for the market side also. Thank you!

Nick Sampson

## Stevens, Mike

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**From:** gsarrazo <gsarrazo@gmail.com>  
**Sent:** Sunday, November 12, 2023 7:07 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South concerns

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Gretchen Sarrazolla  
4454 Corvina St, Richland, WA 99352

## Stevens, Mike

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**From:** Carl Sarrazolla <csarrazo@tivera.com>  
**Sent:** Sunday, November 12, 2023 8:08 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Carl Sarrazolla  
4454 Corvina St  
Richland, WA 99352

## Stevens, Mike

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**From:** Andria S <staleya@gmail.com>  
**Sent:** Thursday, November 9, 2023 9:36 AM  
**To:** Stevens, Mike  
**Subject:** BMS Community Cares!

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good morning Mr Stevens,

My name is Andria Schweiger and my family and I live in the BMS community. We moved to the area last December and chose this community over others in large part based on the promises of the developer regarding community spaces. Having open useable green community spaces rather than dwellings jammed up against each other and having to get in the car to get to a park or walking trail is incredibly important to our household. I have an autoimmune immune disorder that makes it incredibly difficult to walk too far so the promise of being no more than 3 blocks from a park, mini park, or block park was the biggest selling point for us. We in fact paid well more to live in this community over the like homes in other neighborhoods because of the plans outlined for the community as a whole.

Soon after moving in we learned about the efforts of the developer to walk those commitments back, twist the definition of green spaces and not deliver on what they sold you the city about the community when they received permission for the development and commitment to all of us as homebuyers. The water retention ponds are not parks! I wouldn't let my dog play in dirt that's been soaked in runoff water there let alone a child.

They started out promising 62 parks and we are now down to 17, the proposed changes would bring it down to 10! We don't get a refund on the prices we paid for our homes for them to make the community possible, but they get to increase their profit by continually changing the community plans in their favor. Please don't let them continue changing the LUDR and take away from the community we all expect when we chose our community and bought our homes.

Respectfully

The Schweiger Family  
3959 Highview St.



## Stevens, Mike

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**From:** stephen sevall <scsevall@hotmail.com>  
**Sent:** Thursday, November 9, 2023 6:26 PM  
**To:** Stevens, Mike  
**Subject:** BMS LUDR - parks

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello Mr. Stevens,

I am writing regarding the pending LUDR changes to the Badger Mountain South subdivision, specifically regarding the open spaces and parks. When we decided to move here nearly 5 years ago part of the selling point was open spaces and parks. We were promised a lot of walkable open space, and that community parks would be incorporated into every part of the community. It was unbeknownst to us or the realtors representing the builder that the language of the LUDR had already been changed and promises broken. Our community, West Village, have already lost our park. There are only a handful of empty lots left on the edge of the development and nowhere left to put it. We have already been denied our park, our opportunity to gather as a community and play with our children and pets. I would urge the city not to allow the developer to deny that opportunity to the rest of the communities being built in this development.

Sincerely,  
Stephen Sevall

## Stevens, Mike

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**From:** Greg Smith <ge.smith@live.com>  
**Sent:** Thursday, November 9, 2023 5:37 PM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Committee

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good Evening,

I live in Badger Mountain South and care about ensuring we have access to safe parks for our kids to play in. Drainage ponds should not count as green space or parks.

Thanks,  
Greg Smith

## Stevens, Mike

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**From:** tootsanne@aol.com  
**Sent:** Thursday, November 9, 2023 12:32 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Mr. Stevens,

I am and have been a resident at Badger Mountain South (BMS) for many years. We moved here at the beginning of the building. A part of the draw moving here was the area and plans for parks, trails or walking paths, and other family oriented areas. I have children and we value our outdoor activities together in the neighborhood. I understand that the city of Richland continues working with planning and developers to want to take away more parks, walking paths and trails in the future which is a tragedy to my family who loves our community and enjoys outside time in our community. Currently we are limited on areas to play, walk, jog, and run. If you, the city, and the developers continue to adjust plans that brought so many families like mine into the neighborhood and not extend parks and paths it can cause overcrowding as the homes continue to be built yet no additional parks or paths are added. That is unacceptable and far from the plans I was told of.

My community has so many children in it. As mine grow and their friends families move into the community I hope that you all can think of the youth who live here. They need more safe parks and paths to go on together and with their families. Off from the streets in areas intended for children. Some children here are young and those parents traveling to one park for their young children is ridiculous. Mine are older now and want more places in the community to go to and longer running paths to run with me.

Please reconsider and think of the youth and families like mine when you as well as other's plans in BMS. .

Best regards,  
Tracey Stuenkel  
Resident with family including children

[Sent from the all new AOL app for iOS](#)

## Stevens, Mike

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**From:** tootsanne@aol.com  
**Sent:** Thursday, November 9, 2023 9:09 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Planning

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Planning Commission,

I am and have been a resident at Badger Mountain South (BMS) for many years. My family moved here at the beginning of the community building. A part of the draw moving here was the area and plans for parks, trails or walking paths, and other family oriented areas. I have children and we value our outdoor activities together in the neighborhood. I understand that the planning commission continues working with planning and developers to want to take away more parks, walking paths and trails in the future which is a tragedy to my family who loves our community and enjoys outside time in our community. Currently we are limited on areas to play, walk, jog, and run. If you, the planning commission continue to adjust plans that brought so many families like mine into the neighborhood and not extend parks and paths it can cause overcrowding as the homes continue to be built yet no additional parks or paths are added. Do you really want the youth to have no safe places near homes to play together! That is unacceptable and far from the plans I was told of during the sale of my home.

My community has so many children in it. As mine grow and their friends families move into the community I hope that you all can think of the youth who live here. They need more safe parks and paths to go on together and with their families. Off from the streets and into areas intended for children. Some children here are young and those parents traveling to one park for their young children is ridiculous. Mine are older now and want more places in the community to go to and longer running paths to run with me.

Please reconsider and think of the youth and families like mine when you as well as other's plans in BMS.

Best regards,  
Tracey Stuenkel  
4853 Highview Street  
Richland WA 99352  
(509) 528-8808

[Sent from the all new AOL app for iOS](#)



## Stevens, Mike

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**From:** Katie Storey <docktdmd@aol.com>  
**Sent:** Thursday, November 9, 2023 1:38 PM  
**To:** Stevens, Mike  
**Subject:** BMS parks

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Katie Storey  
4572 Ruth Court  
Richland, WA 99352  
509-948-1978

## Stevens, Mike

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**From:** Jacqueline Sturza <jjsturza@gmail.com>  
**Sent:** Thursday, November 9, 2023 4:43 PM  
**To:** Stevens, Mike  
**Subject:** Parks and open pace issue at badger mountain south

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,

Tyson and Jacqueline Sturza  
4954 Smitty Drive  
jjsturza@gmail.com tysonsturza@gmail.com

**Stevens, Mike**

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**From:** Joy Thatcher <joyisgodsgirl@yahoo.com>  
**Sent:** Thursday, November 9, 2023 7:01 PM  
**To:** Stevens, Mike  
**Subject:** Attention: Planning Commission

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Hello,

I live in Badger Mountain South and just wanted to chime in and say we really truly do care and prioritize the parks promised to this neighborhood! Please don't allow any changes to lessen the parks we end up with here. That was a major reason a lot of people chose to live in this neighborhood.

Thanks!

Joy Olin

[Sent from Yahoo Mail for iPhone](#)

## Stevens, Mike

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**From:** Rebekah Bourgeois <rebekah276@gmail.com>  
**Sent:** Thursday, November 9, 2023 6:14 AM  
**To:** Stevens, Mike  
**Subject:** Parks For Badger Mountain South Community

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning Mike,

I'm emailing you in regards to the parks in Badger Mountain South Community. I live in BMS and regularly use the parks in the community. We're hoping to continue seeing these public parks implemented throughout the community to provide safe and fun places for families.

Thank you for your time,

Rebekah Tschauner



**Stevens, Mike**

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**From:** Patricia Valinch <pvalinch4533@icloud.com>  
**Sent:** Thursday, November 9, 2023 7:26 AM  
**To:** Stevens, Mike  
**Subject:** Parks in BMS

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I live in the BMS development. I'm retired & moved into this development believing there would be parks to walk & a self contained community area. Please consider our community proposal to continue with the original plan with the parks. Thank you BMS home owner

Sent from my iPhone

## Stevens, Mike

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**From:** Sharon Waite <sharonwaite85@gmail.com>  
**Sent:** Thursday, November 9, 2023 4:31 PM  
**To:** Stevens, Mike; sharonwaite85@gmail.com  
**Subject:** Parks in badger mountain south

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission: I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community. This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations.

Sincerely,  
Sharon Waite  
4727 Smitty Dr  
Richland, WA

## Stevens, Mike

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**From:** Lauren Watson <lauren.anguish@gmail.com>  
**Sent:** Thursday, November 9, 2023 7:22 AM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Good morning Mr. Stevens,

I live in BMS, and I care about having accessible, safe parks for my daughter to play in. Please require the builders to honor the original plan, which is why so many of us moved here.

Thank you,  
Lauren Watson

## Stevens, Mike

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**From:** Kimberly Watt <wattkimberly@gmail.com>  
**Sent:** Friday, November 10, 2023 7:21 AM  
**To:** Stevens, Mike  
**Subject:** Attention Planning Commission

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I live in BMS and as a grandmother and retired teacher I believe it is your duty to provide accessible and safe parks for children to play in. The green spaces are not parks! They are not maintained to provide thorn free grasses nor do they lure families to want to go to the "park" aka storm water ponds. Do the right thing.

John and Kim Watt  
3998 Barbera St.

Sent from my iPhone



**Stevens, Mike**

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**From:** Tiffany Wilcox <tiffany.wilcox@gmail.com>  
**Sent:** Thursday, November 9, 2023 5:58 AM  
**To:** Stevens, Mike  
**Subject:** BMS parks

[EXTERNAL EMAIL] Exercise cau. on before clicking links or opening attachments.

I live in BMS. I wanted to take a minute to express that the issue of safe and accessible parks is very important to me. I understand that the number of parks that have been promised to us as residence has decreased significantly over time, and that stormwater areas are being considered park space.

Parks are extremely important social gathering areas, especially for children.

Before we moved to BMS, we lived in a neighborhood that had a Park directly across the street from our house. My kids met with other neighborhood children there and made so many friends. We ended up getting to know all of the families with children in a two block radius.

Since we have moved here, there is no communal gathering place for children to play. We have hardly gotten to know any of our neighbors and my kids don't know very many children here outside of seeing them at school. It makes me realize what we gave up now that we don't have access to a Park.

Please consider the social and emotional well-being of the children in this area.

Sincerely,  
Tiffany Wilcox

## Stevens, Mike

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**From:** Jamie Wilson <jamieann\_63@yahoo.com>  
**Sent:** Thursday, November 9, 2023 2:07 PM  
**To:** Stevens, Mike  
**Subject:** Badger Mountain South Park

**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Planning Commission:

I hope this message finds you in good spirits. I'm writing to express my strong concern about the ongoing problem of drainage ponds being incorrectly labeled as "parks" or "open space" in the Badger Mountain South Community. It's disheartening to hear the argument that not enough members in my community are interested or care about this topic. Many of us still care deeply about the future of our community.

This ongoing issue not only affects the quality of life and property values for the residents of Badger Mountain South Community but also erodes our trust in the original vision and promises for our neighborhood. We ask for transparency, accountability, and a commitment to the promises made to us as residents. We are often left to wonder whether the city is genuinely prioritizing the best interests of our community or if it's being unduly swayed by developers/investors. The future of our community is at stake, and it hinges on your understanding and swift action in addressing this critical issue. We ardently request a resolution that not only upholds the integrity of our neighborhood but unequivocally reestablishes our confidence in the development and management of the Badger Mountain South Community. It is imperative to remember that we only have one chance to get this right, as the consequences will have lasting impacts on our future generations. We want a park for kids to play in, not a cesspool for mosquitoes.

Sincerely,  
Jamie Wilson  
2459 Brodie Ln Richland WA 99352  
306-720-6202



**MINUTES  
PLANNING COMMISSION MEETING  
Wednesday, August 28, 2024  
Richland City Hall - Council Chambers  
625 Swift Boulevard**

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**Call to Order:**

Chair Richardson called the meeting to order at 6:00 p.m.

**Attendance:**

**Present:** Chair Richardson, Vice-Chair Townsend, Members Eadie, Hernandez, Miller, Nicholson, and Samuel

Also present were Development Services Director Jensen, Planning Manager Stevens, and Administrative Assistant II Kirkpatrick.

**Approval of Agenda:**

Chair Richardson presented the meeting agenda for review and approval.

**VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER HERNANDEZ SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION PASSED 7-0.**

**Approval of Minutes:**

Chair Richardson presented the meeting minutes for the May 8, 2024, and August 14, 2024, Planning Commission Workshop meetings, and the May 22, 2024, Planning Commission Meeting for review.

**COMMISSIONER NICHOLSON MOVED AND COMMISSIONER LAMBERT SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FOR THE MAY 8, 2024, AND AUGUST 14, 2024, PLANNING COMMISSION WORKSHOP MEETINGS, AND THE MAY 22, 2024, MEETING. THE MOTION PASSED 7-0.**

**Public Comments:**

Chair Richardson opened public comment at 6:03 pm. Having no one come forward Chair Richardson closed the public comment at 6:03.

**Unfinished Business – Public Hearing:**

**1. CA2021-108 Badger Mountain South Land Use Development Regulations (LUDR) Amendments**

Chair Richardson recognized Planning Manager Stevens who gave a detailed history of the

Badger Mountain South Land Use Development Regulations (LUDR), and the roughly three- and half-year process for the amendments. The intention from all sides was to make it easier to administer and be more customer forward. The packet being presented tonight is a culmination of the process to date. Mr. Stevens also wanted to emphasize that updates that are being proposed tonight have no additional reductions to open space, parks, or linear trails. The changes to those specific areas occurred almost 10 years ago and were approved by Planning Commission and Council at a time when there weren't very many public comments, primarily because there weren't many residents. Another concern that has been raised is regarding the Wine Village which also ceased to be part of the plan several years ago. This occurred in 2016-2017 when the partnership with the Port of Kennewick dissolved because they had their own projects that they were working on. Mr. Stevens also went over the handout of definitions that he passed out at the beginning of the meeting that they would also go over after the applicant presents to Commission.

Associate Master Plan Administrator Mr. Sweeney, and applicant representative, spoke to Commission about the process and amount of time that has gone in to get to where we are with the LUDR at present. He believes that everything that has occurred has only strengthened and made it a better document for both him and the community. His goal was to create a document that is as clear as possible so moving forward we have a strong baseline. He thanked the Commission for all their time and sharing frustrations to get where they are today with the document.

Public Hearing Opened at 6:18 p.m.

Daniel Sander, resident of Badger Mountain South, has been a resident for 4 years. He got up to speak, and thanked Mr. Sweeney and the City for collaboration, communication and compromise that has occurred. He is very happy with the amended LUDR and sees nothing that gives him pause.

Closed Public hearing at 6:21

Chair Richardson opened deliberation amongst Commissioners, opting to not go through the LUDR document page by page. Commissioner Lambert was the first, stating that he sees the improvement since when he previously had to work with the LUDR. He also stated that we should expect to see changes to the document as regulations and codes change, such as Accessory Dwelling Units (ADU'S).

Commissioner Samuel inquired if staff feels that the city has heard from the citizens and has done what would be considered fair and reasonable? Mr. Stevens stated that he does feel that staff has heard from the citizens by receiving several written comments, holding several public hearings with community members commenting, workshops, and other meetings to compromise and get the document to where it is today. Commissioner Samuel thanked the staff for all their hard work.

Vice-Chair Townsend thanked the staff for all their hard work. He reminisced about past meetings and how we got to where we are today. He had no further comments but brought up updating Council and staff. He also had a question regarding accessory dwelling units



(ADU'S) vs. accessory structures. Mike confirmed that they would each be separate as outlined in his handout.

Commissioner Miller had no comments, but stated that having used the LUDR in the past, he appreciates the hard work that has been put in. Mr. Stevens asked if the presented amended LUDR easier to interpret from the builder's standpoint? Commissioner Miller confirmed that it is easier, and that as much as it is great for the community it is equally as good of a compromise for the building community.

Commissioner Hernandez had no questions but stated that it was a great opportunity to review and thanked staff for all their work.

Commissioner Nicholson thanked everyone for all their time and appreciated seeing the city work for the people and listen. She also thanked NorAm for coming in and having conversations. It has made her proud to be a part of the City of Richland. Commissioner Nicholson did have a question regarding other documents that work for Badger Mountain South, specifically the Green Area infrastructure Plan that contains block parks that have since been eliminated. She thought it would be good to add a sentence in the park section of the LUDR that includes when the amendment was approved eliminating block parks so that residents that are reviewing documents don't have to do a vast search through documents to find the changes. Staff and Commissioners discussed where to best put the mentioned statement within the LUDR.

Chair Richardson thanked NorAm for continuing to work with the Commission, and their care and approach to multi-income housing. He hopes that the LUDR will inspire future developers to think holistically about housing and how we provide that to our community.

Mr. Stevens then went over definitions that were passed out at beginning of the meeting to get Commissioners input. Commissioners and Mr. Stevens went through each definition and discussed meanings and what should be included in the LUDR Glossary page.

**COMMISSIONER NICHOLSON MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO RECOMMEND APPROVAL OF THE PROPOSED LAND USE AND DEVELOPMENT REGULATIONS AMENDMENTS TO CITY COUNCIL. THIS RECOMMENDATION IS BASED UPON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW IDENTIFIED IN THE STAFF REPORT AND SUBJECT TO THE CHANGES AND/OR MODIFICATIONS AS DISCUSSED AND DECIDED UPON BY THE PLANNING COMMISSION AND RELAYED TO CITY STAFF DURING THIS PUBLIC HEARING. MOTION PASSED 7-0.**

#### **Communications:**

Planning Manager Stevens stated that staff will get it packaged up and ready for council as soon as possible. He recognized that there are items that are being held up from the 2022 comprehensive plan amendments. He also updated the Commission on the recent Senior Planner interviews that have taken place. An offer has gone out, and staff is hopeful that they will be joining the team before the end of September. He also thanked Commission for their time both today and in past meetings.

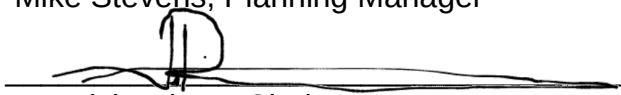
Commissioner Richardson thanked commissioner both past and present, NorAm, Nichole Stickney, and Darin Sweeney.

**Adjournment:**

Chair Richardson adjourned the meeting at 6:58 p.m.

PREPARED BY: Carly Kirkpatrick  
Carly Kirkpatrick, Administrative Assistant II

REVIEWED BY: Mike Stevens  
Mike Stevens, Planning Manager

APPROVED BY:   
Jet Richardson, Chair

**Certificate Of Completion**

Envelope Id: 78873DA3FEB042D18728AD53930E3F96

Status: Completed

Subject: ACTION REQUIRED: Planning Commission Meeting Minutes Approved at the September 25, 2024 Meeting

Source Envelope:

Document Pages: 4

Signatures: 3

Envelope Originator:

Certificate Pages: 5

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Carly Kirkpatrick

AutoNav: Enabled

625 Swift Boulevard

Enveloped Stamping: Enabled

Richland, WA 99352

Time Zone: (UTC-08:00) Pacific Time (US &amp; Canada)

ckirkpatrick@ci.richland.wa.us

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ckirkpatrick@ci.richland.wa.us

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Carly Kirkpatrick



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ckirkpatrick@ci.richland.wa.us

Viewed: 10/22/2024 3:49:01 PM

Administrative Assistant II

Signed: 10/22/2024 3:49:08 PM

City of Richland

Signature Adoption: Pre-selected Style

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Mike Stevens



Sent: 10/22/2024 3:49:09 PM

MStevens@ci.richland.wa.us

Viewed: 10/23/2024 7:46:29 AM

Planning Manager

Signed: 10/23/2024 7:46:35 AM

City of Richland

Signature Adoption: Pre-selected Style

Security Level: Email, Account Authentication  
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Jet Richardson



Sent: 10/23/2024 7:46:36 AM

jrichardson@habitat-tcp.org

Viewed: 10/23/2024 8:59:12 AM

Executive Director

Signed: 10/23/2024 8:59:28 AM

Jet Richardson, Tri-County Partners Habitat for  
Humanity

Signature Adoption: Drawn on Device

Security Level: Email, Account Authentication  
(None)

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## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, City of Richland (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact City of Richland:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [tclark@ci.richland.wa.us](mailto:tclark@ci.richland.wa.us)

### **To advise City of Richland of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [tclark@ci.richland.wa.us](mailto:tclark@ci.richland.wa.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from City of Richland**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [tclark@ci.richland.wa.us](mailto:tclark@ci.richland.wa.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with City of Richland**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [tclark@ci.richland.wa.us](mailto:tclark@ci.richland.wa.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Richland as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Richland during the course of your relationship with City of Richland.



# COUNCIL AGENDA ITEM COVERSHEET

Council Date: 3/4/2025

Agenda Category: Items of Business

Strategic Priority I - High Performance Government

**Subject:**

Resolution No. 2025-33, Authorizing a Consultant Agreement with Moore Iacofano Goltsman, Inc. for the Parks, Recreation and Open Space Comprehensive Plan

Department/Office  
Parks & Public Facilities

Ordinance/Resolution Number:  
2025-33

Document Type:  
Resolution

**Recommended Motion:**

Adopt Resolution No. 2025-33, authorizing the City Manager to sign and execute a consultant agreement with Moore Iacofano Goltsman, Inc. for an updated Parks, Recreation and Open Space Comprehensive Plan.

**Summary:**

The City of Richland is preparing to update its Parks, Recreation, and Open Space (PROS) Comprehensive Plan to guide and prioritize the maintenance of existing infrastructure, and the development of future city parks. The current PROS plan, adopted in 2019, is set to expire in 2025.

Maintaining an updated plan is essential for securing state grant funding through the State of Washington Recreation and Conservation Office (RCO). This planning process also includes significant community engagement to guide the development of budgetary 5-year Capital Improvement Plans and Renew and Replace Plans.

To facilitate this update, the City conducted a competitive selection process and received five proposals from qualified firms. After careful evaluation, Moore Iacofano Goltsman, Inc. (MIG) was selected to lead the project.

Staff recommends adoption of Resolution No. 2025-33.

**Fiscal Impact:**

The contract is valued at \$124,998. The City's 2025 Budget includes \$125,000 for this project, and the City can receive reimbursement for up to \$50,000 of costs associated with the PROS plan through a previously received Department of Commerce 2023-2025 Climate Planning Grant.

**Attachments:**

1. Resolution No. 2025-33
2. Proposed Consultant Agreement with MIG



**RESOLUTION NO. 2025-33**

**A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON,  
AUTHORIZING A CONSULTANT AGREEMENT WITH MOORE  
IACOFANO GOLTSMAN, INC. DBA MIG FOR THE PARKS,  
RECREATION AND OPEN SPACE COMPREHENSIVE PLAN.**

**WHEREAS**, the City's Parks & Public Facilities Department manages 2,300 acres of developed and natural open space encompassing 58 city parks; and

**WHEREAS**, the City engages in Parks, Recreation and Open Space (PROS) comprehensive planning to guide the maintenance and development of the park system; and

**WHEREAS**, the City's current PROS plan was adopted by Richland City Council on July 16, 2019, and applies to years 2019-2025; and

**WHEREAS**, to be eligible for State of Washington Recreation and Conservation Office (RCO) grants, the City must have a current adopted PROS plan; and

**WHEREAS**, a competitive Request for Qualifications (RFQ) process was conducted in compliance with the City's purchasing policies to solicit the services of a professional design firm; and

**WHEREAS**, the City received five (5) responses to the RFQ; and

**WHEREAS**, Moore Iacofano Goltsman, Inc. (MIG) was selected as the most qualified consultant to complete update of the City's Parks, Recreation and Open Space Comprehensive Plan; and

**WHEREAS**, a scope of work and budget have been negotiated with MIG that represents a good value to the City for the work performed; and

**WHEREAS**, funds are available in the 2025 Budget for the 2025 PROS plan update.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Richland that the City Manager is authorized to sign and execute a consultant agreement with Moore Iacofano Goltsman, Inc. dba MIG to complete an updated Parks, Recreation and Open Space Comprehensive Plan.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

*This space intentionally left blank.*

**ADOPTED** by the City Council of the City of Richland, Washington, at a regular meeting on the 4<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Theresa Richardson, Mayor

Attest:

Approved as to Form:

\_\_\_\_\_  
Jennifer Rogers, City Clerk

\_\_\_\_\_  
Heather Kintzley, City Attorney



## **AGREEMENT BETWEEN CITY AND CONSULTANT**

### **Parks, Recreation and Open Space Comprehensive Plan**

This Agreement is entered into this \_\_\_\_\_ day of March, 2025 ("Effective Date") by and between the **City of Richland ("City")**, a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **Moore Iacofano Goltsman, Inc. dba MIG ("Consultant")**, a foreign for-profit corporation with service at 119 Pine St. Ste 400, Seattle, WA 98101. **City** and **Consultant** are referred to individually herein as a "Party" and collectively herein as the "Parties."

### **WITNESSETH:**

#### **1. SCOPE OF WORK**

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
  1. ☒ City of Richland Agreement No. \_\_\_\_\_
  2. ☒ Exhibit A: Scope of Work
  3. ☒ City Richland Solicitation No. RFQ 24-0128
  4. ☒ Exhibit B: Solicitation No. RFQ 24-0128 proposal response submitted by Consultant dated January 7, 2025.
  5. ☐ Additional Documents – N/A.

#### **2. TIME FOR COMPLETION**

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by January 31, 2026.

#### **3. TERM**

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on January 31, 2026.

#### **4. PAYMENT**

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **One Hundred Twenty-Four Thousand Nine Hundred Ninety-Eight Dollars and Zero Cents (\$124,998.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
  - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
  - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
  - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

#### **5. INDEPENDENT CONTRACTOR**

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are



independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

## **6. OWNERSHIP OF DOCUMENTS**

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

## **7. TERMINATION**

- a. This Agreement may be terminated by either Party upon thirty (30) days' written notice. In the event this Agreement is terminated by Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination. In the event the City terminates this Agreement, the City shall pay Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and Consultant.
- b. If any work covered by this Agreement shall be suspended or abandoned by the City before Consultant has completed the assigned work, Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and Consultant.

## **8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION**

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.

- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.
- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

**9. DISPUTE RESOLUTION**

- a. The City and Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b. All disputes between the City and Consultant not resolved by negotiation between the Parties may be arbitrated only by mutual agreement of the City and Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will resolve by legal action.

**10. DEBARMENT CERTIFICATION**

Consultant certifies that neither Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-Procurement Programs" which can be found at:

[www.sam.gov](http://www.sam.gov) and <https://secure.lni.wa.gov/verify/>

**11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION**

In the event that either Party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the Parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The Parties agree that all questions shall be resolved by application of Washington law, and that the Parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

**12. ATTORNEY'S FEES**

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

**13. INSURANCE**

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, or employees.

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
  1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
  2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
  3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
  4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
  1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
  2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate.
  3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.
- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

#### **14. INDEMNIFICATION / HOLD HARMLESS**

- a. Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the willful or negligent acts, or alleged willful or alleged negligent acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the negligence of the City.
- b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this section shall survive the expiration or termination of this Agreement.



**15. STANDARD OF CARE**

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

**16. SUCCESSORS OR ASSIGNS**

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

**17. NOTICES**

Any notices required under this Agreement will be in writing, addressed to the appropriate Party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager  
City of Richland  
625 Swift Blvd., MS-11  
Richland, WA 99352  
Email: [purchasing@ci.richland.wa.us](mailto:purchasing@ci.richland.wa.us)  
Phone: (509) 942-7710

Contact Name: Christopher J. Beynon, AICP  
Name of Firm: Moore Iacofano Goltsman, Inc. (MIG)  
Address: 800 Hearst Avenue  
Address: Berkeley, CA 94710  
Email: [chrisb@migcom.com](mailto:chrisb@migcom.com)  
Phone Number: (510) 845-7549 ext. 1230

**18. EQUAL OPPORTUNITY AGREEMENT**

Consultant agrees that Consultant will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

**19. SEVERABILITY**

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

**20. AMENDMENTS**

All amendments must be in writing and be approved and signed by both Parties.

**21. CHANGE IN LAW**

The Parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either Party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) calendar days following written notice by either Party to the other Party of such adverse change in law, the Parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the Parties to the extent possible. If, despite good faith attempts, the Parties cannot reach agreement upon an amendment within sixty (60) calendar days after commencing negotiation, then this Agreement may be terminated by either Party as of the

earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one Party to the other.

**22. CONFIDENTIALITY**

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

**23. CHANGES OF WORK**

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

**24. EXTRA WORK**

The City may desire to have Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

**25. ENTIRE AGREEMENT**

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

**26. AUTHORITY TO EXECUTE**

Each person executing this Agreement on behalf of another person, corporation, partnership, company, or other organization or entity represents and warrants that he or she is fully authorized to so execute and deliver this Agreement on behalf of the entity or party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein, and that this Agreement is enforceable in accordance with its terms.

**27. COUNTERPART ORIGINALS**

Execution of this Agreement and any amendment or other document related to this Agreement may be by electronic signature and in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one whole agreement.

*(Signature page to follow)*

Draft

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND

CONSULTANT

\_\_\_\_\_  
Jon Amundson, ICMA-CM  
City Manager

\_\_\_\_\_  
Signature

Attest:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Jennifer Rogers, City Clerk

\_\_\_\_\_  
Title

Approved as to form:

\_\_\_\_\_  
Heather Kintzley, City Attorney

Draft



**EXHIBIT A: Detailed Scope of Work**

**Exhibit A to follow.**

Draft

# Exhibit A

## City of Richland Parks, Recreation and Open Space Comprehensive Plan

Scope of Work | 2/24/25

### PHASE 1: SYSTEM ASSESSMENT

#### 1.1 Project Initiation Meeting and Background Review

MIG will meet with key project staff in a videoconference to refine project goals and objectives, discuss the engagement strategy and communication preferences, clarify deliverables, and confirm the project schedule and deadlines. Following this meeting, MIG will submit an information request letter and create a shared drive where the City can upload relevant project information for MIG's review and use. MIG will also request population and demographic information, program and event data, and additional relevant information for the project.

#### 1.2 Park System and Facility Inventory and Base Map

MIG will develop a draft and final inventory spreadsheet and existing system map using City-provided GIS data and available inventory data from community/regional partners and providers such as the School District, nearby cities, and State and federal resources. This task will also be used to identify data gaps and any necessary information that will be required to provide a baseline for the project. MIG will produce one draft citywide base map (either letter or tabloid format), showing existing City parks, trails, green space, and major recreation facilities on an overlay of information including City planning areas, water bodies, roadways, and schools. The draft inventory and base map will be revised into final form based on one round of consolidated comments from the City.

#### 1.3 Park and Facility Tour and Condition Assessment

MIG will develop a customized, map-based Park Evaluation App to use in evaluating City of Richland parks. It will include a rating system for facility condition, plus track facility location in GIS and record images and comments regarding site quality that can be downloaded in digital reports. As part of this task, MIG will spend one day (6–8 hours) touring representative parks, trails, green space, and recreation facilities accompanied by City staff. The tour will provide an opportunity to discuss park strengths, planned development or improvements, maintenance and operations challenges, and recreation needs. The City will schedule and coordinate the site tour, so that staff are available to answer questions. Results will be presented in Brief #1.

#### 1.4 Parks and Recreation Commission Meeting #1

MIG will create a PowerPoint, attend, and facilitate a discussion with the Parks & Recreation Commission to discuss the project approach and objectives for the Plan process, as well as discuss the strengths, weaknesses, opportunities, and challenges for Richland's recreation system.

#### 1.5 Council Work Session #1 (in person)

Coinciding with the park tour (Task 1.3), MIG will facilitate an in-person City Council discussion of project goals and key directions for the park and recreation system at a Council work session. This is an important opportunity to identify key issues and opportunities early in the process so that the PROS Plan is responsive to citywide needs and initiatives. This meeting will help identify changes in the City since the last plan was completed and identify goals for the Plan's strategic framework. MIG will provide an agenda and materials for this work session.

#### 1.6 Maintenance, Operations, and Programming Review

MIG will evaluate the City's level of service, staffing, and resources used for park and facility maintenance, facility operations, recreation programming and events, and other services including facility rentals, sports field scheduling, and system administration. Staffing and operations will be compared to cities of similar sizes using the National Recreation and Park Association's Park Metrics benchmarking data. The review will inform Brief #1.

## 1.7 Brief #1: State of the System Summary

MIG will summarize Phase 1 key findings in a short, easy-to-read brief, providing a status report on City parks, facilities, trails, programs, and services. The brief will identify issues and opportunities that the Plan should address, changes since the last plan was completed, and findings from relevant planning documents and studies. This document will help create a baseline of information for the updated level of service for parks and recreation and will include a summary of key demographic indicators and trends, referencing sources such as the Washington SCORP, Benton-Franklin Health District, the School District, and others.

## 1.8 Website Updates and Project Administration

This task includes materials for the project website and a social media summary graphic, bi-weekly project manager coordination calls, schedule updates, and invoicing. For website updates, MIG will provide text, graphics, and images that provide an overview of the planning process, opportunities to be involved, and updates on the Plan.

### ***Phase 1 Deliverables:***

- » Kickoff agenda, information request, and schedule
- » Park system inventory and base map (draft and final)
- » Park evaluation app
- » Parks & Recreation Commission Meeting PowerPoint
- » Council Work Session agenda and materials
- » Brief #1: State of the System Summary (draft and final)
- » Project webpage materials and social media summary graphic

## **PHASE 2: NEEDS, OPPORTUNITIES, AND VISIONING**

### 2.1 Community Survey

MIG will evaluate community needs and public perceptions about parks, facilities, trails, and recreation programs in a bilingual online survey to identify desired improvements and potential enhancements. MIG will develop draft questions, the online survey for beta testing, and a final survey for launch, providing a link, QR code, and advertising graphic for City distribution and posting in English and Spanish. City staff will be responsible for advertising the survey and posting links on the City's website and social media. MIG can also provide a print-ready survey that can be printed and distributed to local organizations and underrepresented residents that may prefer a hard copy of the survey. When completed, MIG will summarize results in data tables and key findings. The City will be responsible for inputting completed hard-copy surveys to an online form provided by MIG.

### 2.2 Plan Ambassador Toolkit and Community Interviews

MIG will develop a Plan Ambassador Toolkit that will include information about the project and a question and response form that local organizations or groups can complete and return to the project team, as well as information for City staff and partners to help promote the community survey (Task 2.1). The toolkit will also be used for MIG to hold up to five, 45-minute video or telephone interviews with individuals who have a strong connection with or understanding of the Richland community. Results will be presented in Brief #2.

### 2.3 Staff Workshop

MIG will facilitate an interactive videoconference with City staff to present survey findings and identify specific issues and opportunities related to system operations, maintenance, and organizational needs. This meeting will help MIG understand necessary adjustments to staffing needs and operational efficiencies. Results will be presented in Brief #2.

### 2.4 Brief #2: LOS, Access, and Needs Analysis

MIG will summarize Phase 2 technical analysis findings related to park, facility, and recreation program demand in an easy-to-read brief, together with maps and attached relevant details. This document will identify system-wide needs, including options to meet those needs and associated impacts on

maintenance, staffing, and operations. The geographic analysis will consider physical barriers to park access, focusing on the different ways that residents travel to parks and facilities (including walking, cycling, car, and transit) using existing transportation networks. A service area for each site will be depicted graphically, highlighting gaps and identifying potential ways to increase the area served by improving access. The needs assessment will also consider the population projections developed by the Office of Financial Management under the Growth Management Act and adopted by Benton County. As part of this task, MIG will also map existing tree canopy based on available City data, as well as USDA data and tools from iTree.

## **2.5 Parks and Recreation Commission Meeting #2 (Community Needs)**

MIG will facilitate a discussion with the Parks and Recreation Commission via videoconference regarding Phase 2 outreach and technical findings and their implications for future projects and services. Findings from initial outreach will be used to outline an updated strategic framework that includes core values, goals and objectives; and the overarching vision and mission to carry out system operations. MIG will provide an agenda and PowerPoint with highlights for discussion.

## **2.6 Council Meeting #2 (Community Needs)**

MIG will present Phase 2 findings to the Council via videoconference, including data from the survey, interviews, and other outreach findings. The meeting will update the Council on project progress and solicit questions or comments for the next phase of the project, including ideas on the emerging strategic framework.

## **2.7 Website Updates and Project Administration**

This task includes updates for the project website and a social media summary graphic, bi-weekly project manager coordination calls, schedule updates, and invoicing.

### ***Phase 2 Deliverables:***

- » Online survey tool (and optional hard copy), English/Spanish advertising graphic, and summary memo
- » Plan ambassador toolkit and community interview questions and key findings
- » Brief #2: LOS, Access, and Needs Analysis (draft and final)
- » Phase 2 Commission and Council meeting agendas and presentations
- » Website updates and social media summary graphic

## **PHASE 3: ACTION PLANNING**

### **3.1 Vision, Goals, and Objectives**

Building on community, Commission, and Council guidance in Phases 1 and 2, along with the City's 2024–2026 Strategic Plan, MIG will update the existing policy framework, identifying systemwide policies and standards for park development, administration, operations, maintenance, management, and programming. The framework and policies will define goals and objectives and will also include any overarching guidance for the role of parks and open space in supporting tree canopy preservation, wildlife habitat, and climate mitigation and adaptation. One round of consolidated City comments will be incorporated into the Administrative Draft PROS Plan.

### **3.2 Site Recommendations and Proposed System Map**

MIG will recommend a short-, mid-, and long-term strategy for site acquisition, development, major and minor renovations, asset management, added facilities, and partner projects at existing and proposed sites, including guidance for off-street trails to support recreation and park access. This will include a review of sites with excess capacity, those that should be divested, and existing development guidelines and standards to confirm these address current trends and best practices. Recommendations and best practices to bring the projects to fruition will be delineated. MIG will illustrate the proposed park and recreation system in an attractive, illustrative, document map.



### 3.3 Capital Improvement Plan and Maintenance Cost Model

MIG will develop a list of capital projects for discussion, City review, and refinement. Using an editable spreadsheet and per-unit costs, MIG will estimate planning-level capital and operations costs associated with all capital projects in the CIP. The model will incorporate regionally based park improvement cost data based on MIG's experience. MIG will provide a draft cost model and revise it based on one round of edits from City staff.

### 3.4 Community Prioritization Activity

MIG will develop an interactive prioritization exercise as a videoconference or second online questionnaire inviting residents, interested community members, and Parks and Recreation Commission members to make hypothetical investment choices in various park projects, maintenance, programming and events, and different types of improvements. The data collected will help identify the right investment level and mix of projects, programs, and services to provide in the future. Results will be summarized in a presentation for use in meetings with the Parks and Recreation Commission and Council.

### 3.5 Parks and Recreation Commission Meeting #3 (Priorities)

MIG will present findings from Phase 3 to the Commission for discussion and refinement. This meeting will also be used to discuss the results of the Community Event and any additional clarification related to priorities and development of the implementation strategy for the Administrative Draft Plan. This meeting could take place either via videoconference or in-person if possible during the same trip as Task 3.6 (e.g., back-to-back meetings) depending on scheduling.

### 3.6 Council Meeting #3 (Recommendations) (in person)

MIG will use this third meeting with the Council to provide a summary of findings from Phase 3, including key recommendations, priorities, and outcomes of the Community Event. Feedback from the Council will be included into development of the Administrative Draft Plan.

### 3.7 Website Updates and Project Administration

This task includes updates for the project website and a social media summary graphic, bi-weekly project manager coordination calls, schedule updates, and invoicing.

#### **Phase 3 Deliverables:**

- » Policy Framework (vision, goals, and objectives)
- » Site Recommendations and Proposed System Map
- » Capital Project List and Maintenance Cost Model
- » Community Event materials and summary presentation
- » Phase 3 Commission and Council agendas and presentations
- » Website updates and social media summary graphic

## **PHASE 4: PLAN DEVELOPMENT, REVIEW, AND ADOPTION**

### 4.1 Administrative Draft Parks, Recreation and Open Space Comprehensive Plan

MIG will develop a full draft of the PROS Plan for an internal review by City staff. Based on findings from Phase 3, the Draft Plan will include an implementation section that provides a prioritized list of recommendations, timelines, and responsibilities that balances new projects and initiatives with existing operations needs. The document will be structured for RCO compliance and formatted as an attractive, graphic, and easily digestible comprehensive plan that illustrates the connection between the community's vision, needs, priorities, and key projects.

### 4.2 Public Draft Parks, Recreation, and Open Space Comprehensive Plan

Based on a consolidated set of staff comments, MIG will revise the PROS Plan, adding a short Executive Summary for public, Parks and Recreation Commission, and Council review.

#### 4.3 Online Comment Form

MIG will develop a commenting tool in English and Spanish for the City to post on the website to accompany the Public Draft PROS Plan. This form will allow for the community to provide their comments on the Draft Plan, while capturing a complete list of all comments.

#### 4.4 Parks and Recreation Commission Meeting #4 (Draft PROS Plan Review)

MIG will present the Draft PROS Plan to the Commission to identify changes needed and determine if the Plan should be recommended to the City Council for approval and adoption. MIG will summarize any desired changes in a memo for City staff review to include in the Council packet.

#### 4.5 Council Work Session (Draft Plan Review) (in person)

MIG will present the Draft Plan to the City Council in a work session. The PowerPoint will be updated to incorporate comments from the Parks and Recreation Commission so that the Council may review and recommend final changes before adoption.

#### 4.6 Council Meeting 5 (Adoption Hearing)

MIG will attend a final City Council meeting for Plan adoption at a regularly scheduled meeting. The PowerPoint will be updated to incorporate comments from the Work.

#### 4.7 Final Parks, Recreation, and Open Space Comprehensive Plan

MIG will incorporate comments from the comment form and review meetings into a Final Parks, Recreation, and Open Space Comprehensive Plan.

#### 4.8 Community Event #2 (Media Day)

Using a digital or video format, MIG will introduce the Final Plan to media organizations and the larger community to build support for implementation. MIG will provide a bilingual promotional flier as part of this task that highlights the Final PROS Plan and provides information related to the Media Day.

#### 4.9 Website Updates, Project Administration, and Close Out

This task includes guidance for RCO compliance, final updates for the project website and a social media summary graphic, bi-weekly project manager coordination calls, schedule updates, and invoicing.

#### **Phase 4 Deliverables:**

- » Administrative Draft Plan
- » Public Draft Plan and Online Comment Form
- » Phase 4 Parks and Recreation Commission agendas and presentation
- » Revised Council presentation
- » Final Parks, Recreation, and Open Space Comprehensive Plan
- » Media Day materials and bilingual promotional flier
- » Website updates and social media summary graphic

#### **SCOPE ASSUMPTIONS**

- The project management budget assumes an 11-month project. It averages two hours per month for coordination between MIG and the City's Project Manager. Additional budget will be requested for project management if the schedule extends beyond that term, or if additional phases of work are requested.
- If the City PM changes during the course of the project and necessitates more than an hour of MIG staff time to reinitiate the project, this will be considered extra services.
- If the MIG PM changes during the course of the project, MIG will provide a thorough briefing and update, limiting additional time required by the client to reinitiate the project to one hour.
- The City will provide any additional information to include on the project website and post to existing official social media communications channels and promote community events and opportunities for involvement.

- MIG will provide digital files (PDFs) of all deliverables. The City will be responsible for printing and distributing copies of documents.
- Interim deliverables will be formatted as an attractive communications-focused document with details presented in appendices. Other documents are anticipated to be analysis deliverables/discussion papers for review, with edits incorporated into later deliverables.
- City staff will provide a single, consolidated set of comments in electronic format for all documents where requested. If possible, changes will be provided using track changes or similar digital comment format.
- The City will arrange, advertise, promote, host, recruit participants, schedule, and identify locations for meetings, interviews, and outreach activities. MIG will provide content, present, and facilitate discussions.
- MIG will host all PMT meetings via Zoom unless otherwise stated. City staff will help with communicating and scheduling meetings.

Draft



City of Richland | PARKS, RECREATION AND OPEN SPACE COMPREHENSIVE PLAN  
e s t i m a t e d     p r o j e c t     c o s t

|                                                |                                                             | Jon Pheanis<br><i>Project Director/<br/>Project Manager</i> |          | Cindy Mendoza<br><i>Consulting<br/>Principal</i> |         | Lauren Scott<br><i>Deputy Project<br/>Manager/ Parks<br/>Planner</i> |          | Jessa Miller<br><i>Project<br/>Associate</i> |          | Joey Nielsen<br><i>Engagement<br/>Specialist</i> |          | Casey Howard<br><i>Landscape<br/>Designer</i> |         | Sue Miller<br><i>Project<br/>Administrator</i> |       | MIG Labor<br>Totals |           | Direct<br>Costs | Professional<br>Fees<br>Totals |
|------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------------|----------|--------------------------------------------------|---------|----------------------------------------------------------------------|----------|----------------------------------------------|----------|--------------------------------------------------|----------|-----------------------------------------------|---------|------------------------------------------------|-------|---------------------|-----------|-----------------|--------------------------------|
|                                                |                                                             | Hrs@                                                        | \$225    | Hrs@                                             | \$225   | Hrs@                                                                 | \$135    | Hrs@                                         | \$110    | Hrs@                                             | \$120    | Hrs@                                          | \$130   | Hrs@                                           | \$150 |                     |           |                 |                                |
| Phase 1: System Assessment                     |                                                             |                                                             |          |                                                  |         |                                                                      |          |                                              |          |                                                  |          |                                               |         |                                                |       |                     |           |                 |                                |
| 1.1                                            | Project Initiation Meeting and Background Review            | 2                                                           | \$450    | 2                                                | \$450   | 2                                                                    | \$270    | 6                                            | \$660    |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 12                  | \$1,830   |                 | \$1,830                        |
| 1.2                                            | Parks System and Facility Inventory and Base Map            | 2                                                           | \$450    |                                                  | \$0     | 6                                                                    | \$810    | 16                                           | \$1,760  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 24                  | \$3,020   |                 | \$3,020                        |
| 1.3                                            | Parks and Facility Tour and Condition Assessment            | 12                                                          | \$2,700  |                                                  | \$0     | 16                                                                   | \$2,160  |                                              | \$0      |                                                  | \$0      | 40                                            | \$5,200 |                                                | \$0   | 68                  | \$10,060  | \$1,000         | \$11,060                       |
| 1.4                                            | Parks and Recreation Commission Meeting #1                  | 2                                                           | \$450    |                                                  | \$0     |                                                                      | \$0      | 2                                            | \$220    |                                                  | \$0      | 2                                             | \$260   |                                                | \$0   | 6                   | \$930     |                 | \$930                          |
| 1.5                                            | Council Work Session #1                                     | 2                                                           | \$450    |                                                  | \$0     | 4                                                                    | \$540    |                                              | \$0      |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 6                   | \$990     |                 | \$990                          |
| 1.6                                            | Maintenance, Operations and Programming Review              | 2                                                           | \$450    | 4                                                | \$900   |                                                                      | \$0      | 12                                           | \$1,320  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 18                  | \$2,670   |                 | \$2,670                        |
| 1.7                                            | Brief #1: State of the System Summary                       | 6                                                           | \$1,350  |                                                  | \$0     | 12                                                                   | \$1,620  | 24                                           | \$2,640  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 42                  | \$5,610   |                 | \$5,610                        |
| 1.8                                            | Website Updates and Project Administration                  | 6                                                           | \$1,350  |                                                  | \$0     | 8                                                                    | \$1,080  |                                              | \$0      |                                                  | \$0      |                                               | \$0     | 1                                              | \$150 | 15                  | \$2,580   |                 | \$2,580                        |
| Subtotal                                       |                                                             | 34                                                          | \$7,650  | 6                                                | \$1,350 | 48                                                                   | \$6,480  | 60                                           | \$6,600  | 0                                                | \$0      | 42                                            | \$5,460 | 1                                              | \$150 | 191                 | \$27,690  | \$1,000         | \$28,690                       |
| Phase 2: Needs, Opportunities and Visioning    |                                                             |                                                             |          |                                                  |         |                                                                      |          |                                              |          |                                                  |          |                                               |         |                                                |       |                     |           |                 |                                |
| 2.1                                            | Community Survey                                            | 4                                                           | \$900    |                                                  | \$0     | 8                                                                    | \$1,080  | 16                                           | \$1,760  | 40                                               | \$4,800  |                                               | \$0     |                                                | \$0   | 68                  | \$8,540   | \$1,500         | \$10,040                       |
| 2.2                                            | Plan Ambassador Toolkit and Community Interviews            | 2                                                           | \$450    |                                                  | \$0     | 8                                                                    | \$1,080  |                                              | \$0      | 24                                               | \$2,880  |                                               | \$0     |                                                | \$0   | 34                  | \$4,410   |                 | \$4,410                        |
| 2.3                                            | Staff Workshop                                              | 3                                                           | \$675    |                                                  | \$0     | 4                                                                    | \$540    | 6                                            | \$660    |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 13                  | \$1,875   |                 | \$1,875                        |
| 2.4                                            | Brief #2: LOS, Access, and Needs Analysis                   | 10                                                          | \$2,250  | 6                                                | \$1,350 | 20                                                                   | \$2,700  | 40                                           | \$4,400  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 76                  | \$10,700  |                 | \$10,700                       |
| 2.5                                            | Parks and Recreation Commission Meeting #2                  | 2                                                           | \$450    |                                                  | \$0     | 2                                                                    | \$270    | 3                                            | \$330    |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 7                   | \$1,050   |                 | \$1,050                        |
| 2.6                                            | Council Meeting #2: Community Needs                         | 2                                                           | \$450    |                                                  | \$0     | 2                                                                    | \$270    | 2                                            | \$220    |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 6                   | \$940     |                 | \$940                          |
| 2.7                                            | Website Updates and Project Administration                  | 6                                                           | \$1,350  |                                                  | \$0     | 8                                                                    | \$1,080  |                                              | \$0      |                                                  | \$0      |                                               | \$0     | 1                                              | \$150 | 15                  | \$2,580   |                 | \$2,580                        |
| Subtotal                                       |                                                             | 29                                                          | \$6,525  | 6                                                | \$1,350 | 52                                                                   | \$7,020  | 67                                           | \$7,370  | 64                                               | \$7,680  | 0                                             | \$0     | 1                                              | \$150 | 219                 | \$30,095  | \$1,500         | \$31,595                       |
| Phase 3: Action Planning                       |                                                             |                                                             |          |                                                  |         |                                                                      |          |                                              |          |                                                  |          |                                               |         |                                                |       |                     |           |                 |                                |
| 3.1                                            | Vision, Goals, and Objectives                               | 4                                                           | \$900    |                                                  | \$0     | 12                                                                   | \$1,620  | 24                                           | \$2,640  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 40                  | \$5,160   |                 | \$5,160                        |
| 3.2                                            | Site Recommendations and Proposed Parks System Map          | 8                                                           | \$1,800  | 4                                                | \$900   | 14                                                                   | \$1,890  | 32                                           | \$3,520  |                                                  | \$0      | 8                                             | \$1,040 |                                                | \$0   | 66                  | \$9,150   |                 | \$9,150                        |
| 3.3                                            | Capital Improvement Plan and Maintenance Cost Model         | 8                                                           | \$1,800  | 4                                                | \$900   | 12                                                                   | \$1,620  | 28                                           | \$3,080  |                                                  | \$0      | 10                                            | \$1,300 |                                                | \$0   | 62                  | \$8,700   |                 | \$8,700                        |
| 3.4                                            | Community Prioritization Activity                           | 3                                                           | \$675    |                                                  | \$0     | 8                                                                    | \$1,080  | 8                                            | \$880    | 12                                               | \$1,440  |                                               | \$0     |                                                | \$0   | 31                  | \$4,075   |                 | \$4,075                        |
| 3.5                                            | Parks and Recreation Commission Meeting #3                  | 6                                                           | \$1,350  |                                                  | \$0     | 6                                                                    | \$810    |                                              | \$0      |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 12                  | \$2,160   |                 | \$2,160                        |
| 3.6                                            | Council Meeting #3                                          | 2                                                           | \$450    |                                                  | \$0     | 8                                                                    | \$1,080  |                                              | \$0      |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 10                  | \$1,530   | \$1,000         | \$2,530                        |
| 3.7                                            | Website Updates and Project Administration                  | 6                                                           | \$1,350  |                                                  | \$0     | 8                                                                    | \$1,080  |                                              | \$0      |                                                  | \$0      |                                               | \$0     | 1                                              | \$150 | 15                  | \$2,580   |                 | \$2,580                        |
| Subtotal                                       |                                                             | 37                                                          | \$8,325  | 8                                                | \$1,800 | 68                                                                   | \$9,180  | 92                                           | \$10,120 | 12                                               | \$1,440  | 18                                            | \$2,340 | 1                                              | \$150 | 236                 | \$33,355  | \$1,000         | \$34,355                       |
| Phase 4: Plan Development, Review and Adoption |                                                             |                                                             |          |                                                  |         |                                                                      |          |                                              |          |                                                  |          |                                               |         |                                                |       |                     |           |                 |                                |
| 4.1                                            | Administrative Draft Parks, Recreation, and Open Space Plan | 8                                                           | \$1,800  | 4                                                | \$900   | 16                                                                   | \$2,160  | 40                                           | \$4,400  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 68                  | \$9,260   |                 | \$9,260                        |
| 4.2                                            | Public Draft Parks, Recreation, and Open Space Plan         | 6                                                           | \$1,350  |                                                  | \$0     | 12                                                                   | \$1,620  | 32                                           | \$3,520  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 50                  | \$6,490   |                 | \$6,490                        |
| 4.3                                            | Online Comment Form                                         |                                                             | \$0      |                                                  | \$0     | 6                                                                    | \$810    |                                              | \$0      | 8                                                | \$960    |                                               | \$0     |                                                | \$0   | 14                  | \$1,770   |                 | \$1,770                        |
| 4.4                                            | Parks and Recreation Commission Meeting #4                  | 4                                                           | \$900    |                                                  | \$0     | 4                                                                    | \$540    |                                              | \$0      |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 8                   | \$1,440   |                 | \$1,440                        |
| 4.5                                            | Council Work Session (Meeting #4)                           | 8                                                           | \$1,800  |                                                  | \$0     |                                                                      | \$0      |                                              | \$0      |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 8                   | \$1,800   | \$450           | \$2,250                        |
| 4.6                                            | Council Meeting #5                                          | 2                                                           | \$450    |                                                  | \$0     | 2                                                                    | \$270    |                                              | \$0      |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 4                   | \$720     |                 | \$720                          |
| 4.7                                            | Final Parks, Recreation, and Open Space Plan                | 4                                                           | \$900    |                                                  | \$0     | 8                                                                    | \$1,080  | 14                                           | \$1,540  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 26                  | \$3,520   |                 | \$3,520                        |
| 4.8                                            | Community Event #2                                          | 2                                                           | \$450    |                                                  | \$0     | 8                                                                    | \$1,080  | 12                                           | \$1,320  |                                                  | \$0      |                                               | \$0     |                                                | \$0   | 22                  | \$2,850   |                 | \$2,850                        |
| 4.9                                            | Website Updates, Project Administration, and Close Out      | 4                                                           | \$900    |                                                  | \$0     | 6                                                                    | \$810    |                                              | \$0      |                                                  | \$0      |                                               | \$0     | 1                                              | \$150 | 11                  | \$1,860   |                 | \$1,860                        |
| Subtotal                                       |                                                             | 38                                                          | \$8,550  | 4                                                | \$900   | 62                                                                   | \$8,370  | 98                                           | \$10,780 | 8                                                | \$960    | 0                                             | \$0     | 1                                              | \$150 | 211                 | \$29,710  | \$450           | \$30,160                       |
| Subtotal Professional Time and Costs           |                                                             | 138                                                         | \$31,050 | 24                                               | \$5,400 | 230                                                                  | \$31,050 | 317                                          | \$34,870 | 84                                               | \$10,080 | 60                                            | \$7,800 | 4                                              | \$600 | 857                 | \$120,850 | \$3,950         | \$124,800                      |
| 5% Markup (on Direct Costs)                    |                                                             |                                                             |          |                                                  |         |                                                                      |          |                                              |          |                                                  |          |                                               |         |                                                |       |                     |           | \$198           | \$198                          |
| Total Project Costs                            |                                                             |                                                             |          |                                                  |         |                                                                      |          |                                              |          |                                                  |          |                                               |         |                                                |       |                     |           |                 | \$124,998                      |





## COUNCIL AGENDA ITEM COVERSHEET

Council Date: 3/4/2025

Agenda Category: Items of Business

Strategic Priority 2 - Financial Sustainability

**Subject:**

Fire & Emergency Services - Annual Report

Department/Office

Fire & Emergency Services

Ordinance/Resolution Number:

Document Type:

General Business Item

**Recommended Motion:**

None.

**Summary:**

Fire & Emergency Services Staff will share highlights from the 2024 annual report, including response data and program highlights.

Fiscal Impact:

None.

**Attachments:**

- I. 2024 Fire & EMS Annual Report Presentation



# **City of Richland**

## **Fire & Emergency Services 2024 Annual Report**

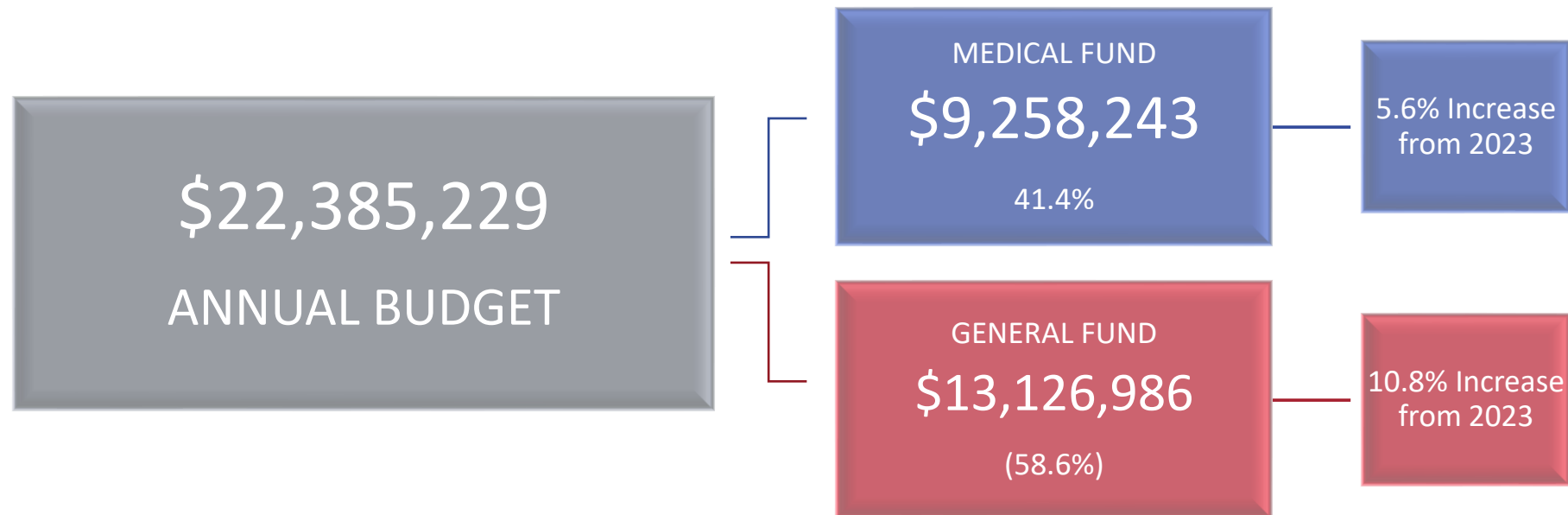


# Overview of the Report

- System Performance Reporting and Response information
- Highlights from various programs/initiatives in 2024



# 2024 Budget Overview







# Station Zone Coverage

**Station 71**  
**1000 George Washington Way**

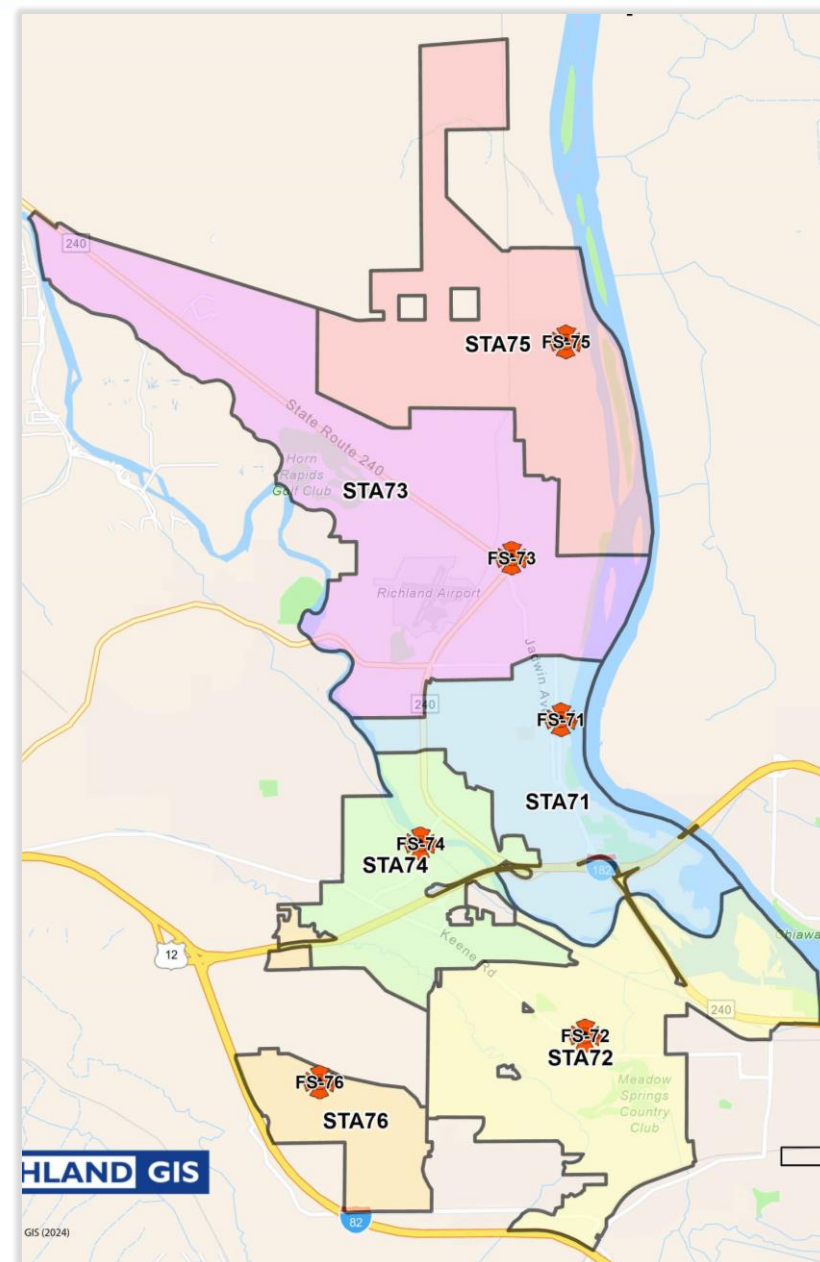
**Station 72**  
**710 Gage Boulevard**

**Station 73**  
**2120 Jadwin Avenue**

**Station 74**  
**2710 Duportail Street**

**Station 75**  
**460 Battelle Boulevard**

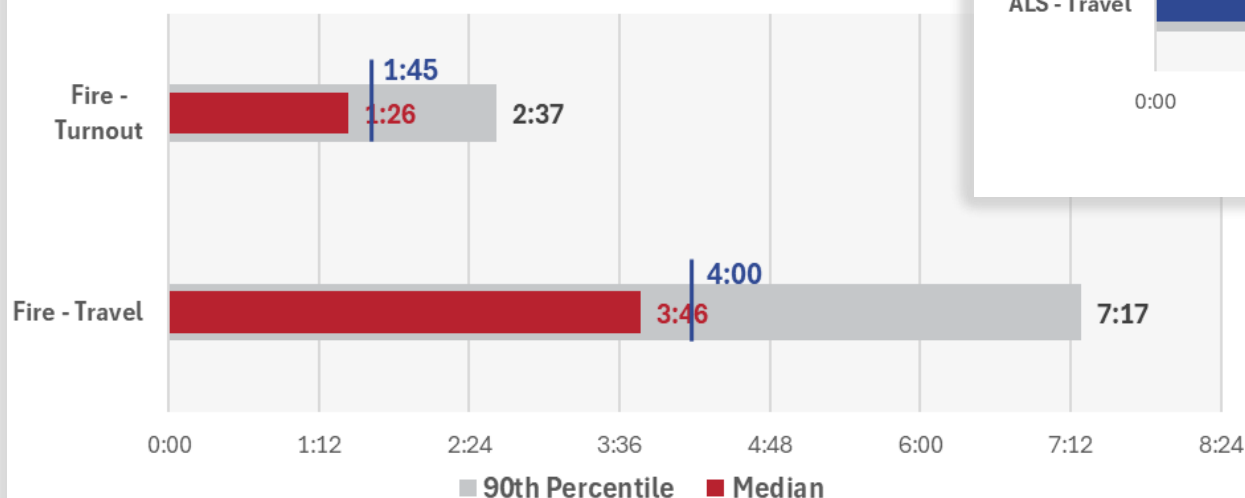
**Station 76**  
**4307 Trowbridge Boulevard**



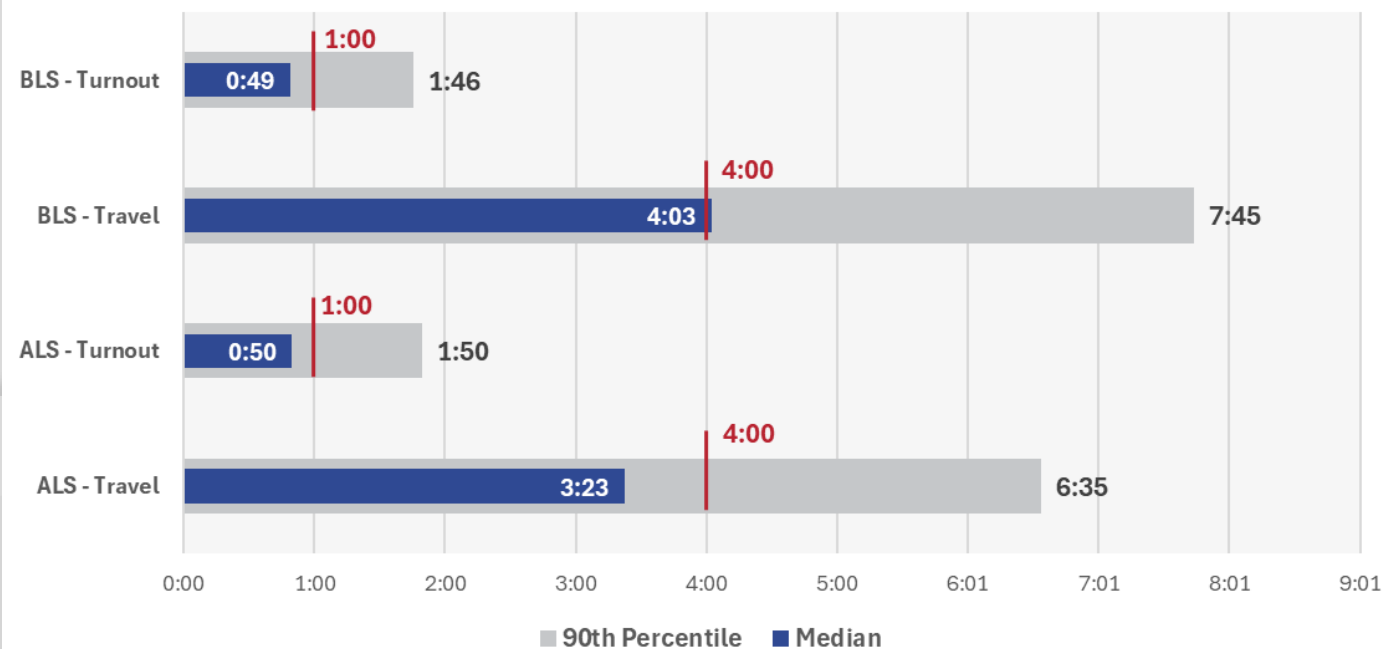


# Response Data

## FIRE RESPONSE TIMES



## EMS RESPONSE TIMES

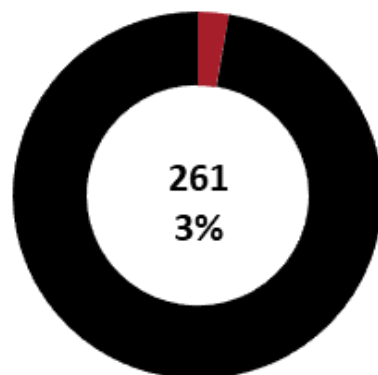




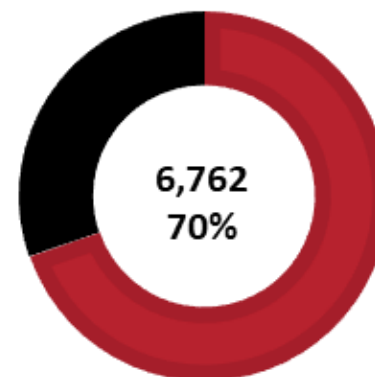
# Response Data



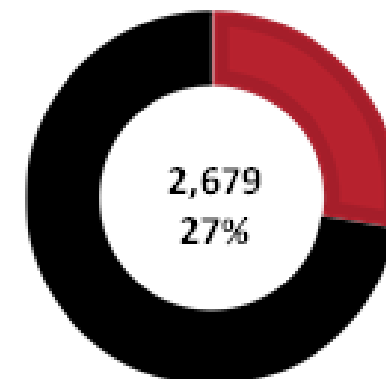
TOTAL INCIDENTS



FIRE INCIDENTS



EMS INCIDENTS

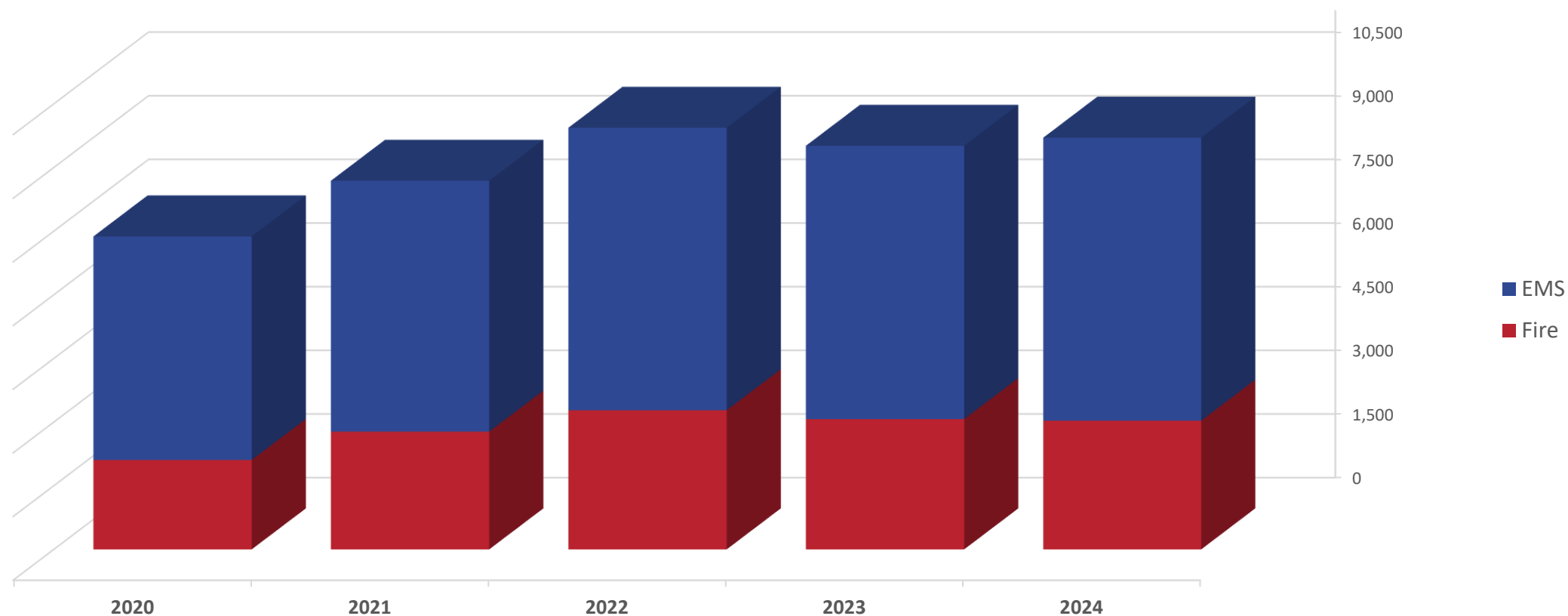


FALSE ALARMS,  
PUBLIC ASSISTS,  
OTHER

*The department has seen a 31.5% increase in call volume over the past five years, largely between 2020 and 2022. While the growth has slowed, the department continues to see the effects of such a large jump, while also seeing our City's population and the needs of the community increase.*



INCIDENT VOLUME BY YEAR







# 2024 Highlights – Station 76 Opening





## LOCATIONS IN RICHLAND, WA

**Badger Mountain** - Trailhead Restrooms

1294 White Bluffs Street, Richland, WA

**Badger Mountain** - Summit

1294 White Bluffs Street, Richland, WA

**Howard Amon Park** - Lee Boulevard Turn-Around

500 Amon Park Dr, Richland, WA

**Columbia Point Marina Park** - Near Boat Launch

600 Columbia Point Drive, Richland, WA

**Horn Rapids Community Center** - Near the Pool

2600 Clubhouse Ln, Richland, WA

**Columbia Playfield** - Near Concessions

1500 Mansfield St, Richland, WA



**HEART SAFE HANDS  
ONLY CPR TRAINING**

REGISTER FOR THIS FREE CLASS!





# 2024 - Community Risk Reduction Efforts

CITY OF RICHLAND

## FOOD TRUCK ROUND UP

*Mobile Food Vendor Inspection Event*



MAY 3  
2024

10:00AM - 4:00PM

Columbia Point Marina Park

A one-stop-shop for local mobile food vendors to have their trucks/trailers inspected by the Fire Marshals of Tri-Cities, the Health District and Richland Business Licensing.

[www.ci.richland.wa.us](http://www.ci.richland.wa.us)



# 2024 Regional Recruit Academy



- 10 recruits graduated from RFES
- Continued Partnership with Pasco Fire Department
- Began conversations with Kennewick Fire Department to re-join the TCRA



# Retirements



# Highlights- Mission Lifeline Gold Award





# Highlights- Visit Tri-Cities Award



The Kris Watkins Tourism Champion of the Year Award was given to local first responders for their role in creating a safe, enjoyable Ironman Triathlon in our area. This is the most prestigious award that Visit Tri-Cities extends each year. The winner is always an individual or organization that has made a significant impact on the tourism industry and supports Visit Tri-Cities' efforts.



# Looking Ahead to 2025

- Benton County and City of Richland All Hazard Mitigation Plan Update
- Regional 800 MHz Radio Project Groundbreaking
- Officer Development and Succession Plan Implementation
- Continued Investments in Pro-Active Programs
  - Heartsafe Richland
  - Community Wildfire Protection Program
  - Community Resource Navigation